



For Sale By Private Treaty

48 Ruanbeg Manor Avenue
Co. Kildare
R51CP28



Scan to view Property

3 Bedroom | 3 Bathroom | Semi Detached | 98sq.m

Guide Price: €275,000



Description

RAY COOKE AUCTIONEERS are incredibly excited to introduce this beautiful three-bedroom semi-detached property to the market ideally situated on Ruanbeg Avenue, in the highly sought after Ruanbeg Manor development in Kildare.

Interior living accommodation of c. 98 sq. m comprises of entrance hallway, lounge, open plan kitchen/dining, under-stair w/c, three bedrooms, an ensuite, and a main family bathroom. Side access leads to a stunning south easterly facing garden to rear of the property. The popular natural amenity of The Curragh is on your doorstep and the property is close to: Kildare Train Station, Kildare Village Shopping Outlet and the M7 Motorway making commuting to Dublin extremely convenient. Contact Ray Cooke Auctioneers for further information or to arrange viewing today.

Features

- c. 98 sq. m
- 3 bed, 3 bath
- Semi-detached
- Driveway to front
- Gas fired central heating
- Side entrance leading to a generous south facing rear
- A host of local amenities all within arm's reach
- M7 motorway merely minutes by car
- Viewing highly advised!



Accommodation

HALLWAY

1.91m x 4.84m

Black tiles, grey carpet, lounge on right, downstairs wc, kitchen straight ahead.

ENSUITE

2.06m x 1.64m

Cream tile floor, window to rear, electricity shower, wc and whb.

LOUNGE

3.39m x 5.31m

Grey carpet, window to front and double doors to kitchen/dining area.

BEDROOM 2

2.92m x 4.17m

Double bedroom to the front of the property, carpet floor and built in wardrobes.

KITCHEN

2.82m x 4.09m

Grey carpet, open plan kitchen/dining (2.49m x 4.09m) window to rear, wooden cabinets, sliding door to rear.

BEDROOM 3

2.41m x 2.84m

Single bedroom to the front, cream carpet floor and built in wardrobes.

DOWNSTAIRS WC

White tile floor, small window fitted with wc and whb.

BATHROOM

2.06m x 1.78m

Red tile floor, window to side fitted with wcm whb and bath.

BEDROOM 1

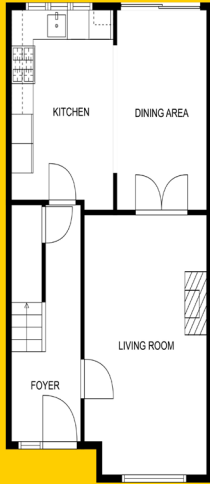
3.25m x 4.09m

Master bedroom to rear, wooden floor, built in wardrobes, window to rear and ensuite.

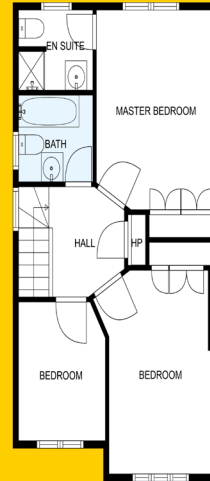
REAR GARDEN

South east facing.





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Negotiator

01 68 75 800
raycookesales@raycooke.ie

Viewing

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

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