

# FOR SALE

By Private Treaty



34 Ferns Green, Ferns Bridge, Monasterevin, Co. Kildare, W34 CK31

GUIDE PRICE: €390,000



3



3



150.28 Sqm



JORDAN

## Spacious A-Rated 3 Bed Family Home with Attic Room

Ferns Bridge is a delightful residential development built circa 10 years. No. 34, Ferns Green, Ferns Bridge is a fine 3 bedroom semi-detached home with attic conversion. This energy efficient home contains c. 1,618 sq.ft. (c. 150 sq.m.) of accommodation, presented in excellent condition throughout with the benefit of air to water heat pump system, Monocouche exterior, PVC fascia/soffits, double glazed windows, Ecowater water softener, solar panels with 5kwh battery, EV charger and built-in wardrobes in 3 bedrooms.

Monasterevin is a provincial town located just off the M7 Motorway at Junction 14 on the banks of the River Barrow with schools, church and shops. The town is 34 miles southwest of the M50 with the benefit of bus service, M7 Motorway access at Junction 14 and train service from town direct to the City Centre. Kildare Town is 7 miles, Newbridge 12 miles.

Ferns Bridge is a modern residential development of semi-detached and terraced homes situated on the outskirts of Monasterevin which has the benefit of shops, schools, churches, pubs, etc. Monasterevin is a small town just off the M7 Motorway at Junction 14, only c. 55 km south west of the M50 with good transportation links including bus route in town, M7 Motorway access c. 3½ km at Junction 14 and train service direct to the City Centre. Kildare Retail Outlet Village is only a 10-minute drive, offering designer shopping at discounted prices.



## Accommodation

**Entrance Hall** Laminate floor, understairs storage.

**Sitting Room (17.55ft x 12.14ft) 5.35m x 3.70m**  
Laminate floor and double doors.

**Kitchen/Dining (13.94ft x 8.86ft) 4.25m x 2.70m**  
Tiled floor, french doors, extractor, built-in ground & eye level presses, ceramic sink, electric hob, electric double oven, integrated dishwasher and tiled surround.

**Utility Room** Plumbed, shelving and tiled floor.

**Guest WC** w.c., w.h.b., tiled floor.

### FIRST FLOOR

**Bathroom** Jacuzzi bath, w.c., vanity w.h.b., recessed lights, fully tiled.

**Bedroom 1 (14.44ft x 11.58ft) 4.40m x 3.53m**  
Range of built-in wardrobes, wood panelled walls.

**En-suite** Fully tiled, heated towel rail, w.c., vanity w.h.b., recessed lights.

**Bedroom 2 (9.35ft x 13.78ft) 2.85m x 4.20m**  
Range of built-in wardrobes.

**Bedroom 3 (9.38ft x 8.53ft) 2.86m x 2.60m**  
Wood panelled wall, built-in wardrobe.

### SECOND FLOOR

**Office/Playroom (19.03ft x 16.70ft) 5.80m x 5.09m**



## Features

- Presented in showhouse condition
- Energy Efficient A rated home
- Double glazed windows
- Wooden deck and 2 sheds
- 15 Solar Panels
- EV Charger
- Side access with gate
- Air to water heating system
- Built in wardrobes in 3 bedrooms

## Inclusions

Ecowater water softener, extractor, hob, double oven, integrated dishwasher

## Outside

Wooden deck, Barna shed, garden shed and side access with gate.

## Services

Mains water, mains drainage, air to water heat pump system, solar panels, electricity, Ecowater water softener, refuse collection.

## Negotiator | Mark Neylon

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## Viewings

Strictly by prior appointment only

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