



SUPERB 2 BEDROOM TOWNHOUSE



109 Roseberry Hill, Roseberry, Newbridge,
Co. Kildare, W12 HT72

Guide Price: € 200,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**109 Roseberry Hill, Roseberry, Newbridge,
Co. Kildare, W12 HT72**

FEATURES:

- * Double glazed windows.
- * Cobble loc drive.
- * Overlooking green area.
- * South facing rear garden.
- * Excellent condition throughout.

DESCRIPTION:

Jordan Auctioneers are delighted to offer this modern 2 bedroom townhouse in Newbridge to the market. Roseberry Hill is a modern development built by Millbank Developments situated on the outskirts of town on an elevated site, the development has the benefit of an on site crèche and Centra convenience store.

The house is presented in superb condition throughout and contains c. 83 sq. m. (c. 893 sq. ft.), with double glazed windows, gas fired central heating, car parking and pedestrian rear access. The development is situated only a short walk from train station and town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema.

AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

Hallway 4.83m x 1.83m (15.85ft x 6.00ft)

With laminate floor and coving.

Toilet

With w.c., w.h.b. and tiled floor.

Kitchen 2.72m x 3.48m (8.92ft x 11.42ft)

built in ground and eye level presses, tiled surround, laminate floor, s.s. sink, plumbed, electric oven, gas hob, extractor and gas burner

Sitting Room 5.40m x 4.70m (17.72ft x 15.42ft)

With laminate floor, fireplace with electric fire (plumbed for gas), coving and French doors to rear.

UPSTAIRS:

Master Bedroom 4.10m x 3.73m (13.45ft x 12.24ft)

With built-in wardrobes, laminate floor, door to balcony.

En-Suite 1

With w.c., w.h.b., shower and tiled floor.

Bedroom 2 4.00m x 2.80m (13.12ft x 9.19ft)

With built-in wardrobe and laminate floor.

Bathroom

Bath with shower attachment, w.c., w.h.b., tiled floor.

OUTSIDE:

Rear south facing garden with lawn and deck and Barna shed.

SERVICES:

Mains water, mains drainage, refuse collection and gas fired central heating

INCLUSIONS:

Electric oven, gas hob, extractor, gas burner, Barna shed

BER: B3

BER NO:

SOLICITOR:

McCormack Solicitors, McElwain Terrace, Newbridge, Co. Kildare.

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