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FOR SALE BY PRIVATE TREATY



**SUPERB EXTENDED 3 BED SEMI DETACHED RESIDENCE**

**111 MOOREFIELD DRIVE,  
NEWBRIDGE,  
CO. KILDARE.**

**GUIDE PRICE: €220,000**



## DESCRIPTION

“Moorefield Drive” is a mature development of semi-detached and detached houses, situated in an excellent central location just off the Standhouse Road only a short walk from the town centre, shops, schools, churches, banks, post office etc. This is a superb house containing c.1,400 sq. ft. (c.130 sq. m.) of well proportioned accommodation with oil heating PVC/Aluminum double glazed windows, conservatory, gardens to front and rear, c.278 sq. ft. (c.25.8 sq. m.) attic storage room and outside shed incorporating utility/boiler house. Newbridge offers a wealth of amenities including Tesco, Dunnes, T.K. Maxx and Penneys, Newbridge Silverware, D.I.D. Electric, Woodies and Whitewater shopping centre with 60 retail outlets foodcourt and cinema. Commuters have the benefit of the bus route, commuter rail service and M7 Motorway access closeby.

## ACCOMMODATION:

Entrance Hall:	3.14m x 1m	With wooden floor and coving.
Diningroom:	3.87m x 3.13m	With wooden floor, coving and open plan to
Sittingroom:	3.2m x 4m	With wooden floor, wall lights, marble fireplace and double doors leading to
Conservatory:	3.9m x 2.9m	With tiled floor and double doors leading to garden.
Kitchen:	3.94m x 3m	Built-in ground and eye-level presses, sink unit, plumbed and storage closet.
<i>Upstairs:</i>		
Bathroom:	3m x 2.16m	w.c., w.h.b., jacuzzi bath, bidet, recessed lights and fully tiled floor and walls.
Shower room:		With w.c., w.h.b., electric corner shower and fully tiled floor and walls.
Bedroom 1:	3.87m x 3.24m	With sliding mirrored wardrobes.
Bedroom 2:	3.17m x 2.95m	With sliding mirrored wardrobes.
Bedroom 3:	3.75m x 2.22m	With laminate floor.
Landing:		Storage cupboard.
Hotpress:		Shelved with immersion.
Attic:	c. 278 sq. ft. (c.25.8 sq. m.)	Attic storage room, accessed via a folding attic stairs.
Garage:	5m x 2.42m	With up and over door.



## SPECIAL FEATURES

- Tarmacadam drive
- Conservatory
- Attic storage room
- Gardens to front and rear
- Side access with gate
- PVC/Aluminum double glazed windows
- Oil Heating
- Outside shed
- Jacuzzi bath
- Sliding mirrored wardrobes in 2 bedrooms
- Inclusions  
Carpets, curtains, blinds, light fittings.



## SERVICES:

Mains water, mains drainage, refuse collection, oil heating and alarm.

## OUTSIDE:

Approached by a tarmacadam drive to front with vehicular side access and gate. Gardens to front and rear, walled in with lawns, trees shrubs etc. There is a utility/boiler house – 3.76m x 2.14m, plumbed, shelving tiled floor, w.c., w.h.b. and oil burner. There is also an outside tap.



**SOLICITOR:** Delaney Dawson, Newbridge

**PRICE:** €220,000

**BER:** F

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**



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