

# *9 Aylesbury Park,* Newbridge, Co. Kildare



**SUPERB EXTENDED DETACHED BUNGALOW ON LARGE SITE**  
**GUIDE PRICE: €249,500**

**BER: E1**





**FOR SALE BY PRIVATE TREATY**  
**9 AYLESBURY PARK, NEWBRIDGE, CO. KILDARE**

**SPECIAL FEATURES**

- Excellent location close to Town Centre.
- Situated in a small development.
- Oil fired central heating.
- Large gardens to side and rear.
- PVC Double Glazed Windows.
- Circa 96.6 sq.m/1,040 sq.ft.

**Description:**

No. 9 Aylsebury Park is a spacious, extended detached bungalow in a small development of detached bungalows within walking distance of the centre of Newbridge. Extending to circa 96.6 sq.m (1,040 sq.ft), it benefits from double glazed windows, oil fired central heating, gated side access on both sides, large gardens to side and rear and a block built shed to rear. The property is within walking distance of schools, churches, banks, post office, restaurants and pubs. For the shopping enthusiast you have Penneys, T.K. Maxx, Dunnes Stores, Tesco, Newbridge Silverware, D.I.D. Electric, Woodies and Whitewater shopping centre with 75 retail outlets, footcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway within a short drive and bus route and commuter rail service direct to city centre both within a short walk.

**Accommodation:**

**Entrance Hall:** 5.2m x 3.6m With coving and laminate floor.

**Kitchen:** 3.53m x 3m With built in ground and eye level units, plumbed, tiled floor, stainless steel sink with tiled surround.

**Diningroom:** 3.35m x 3m With coving.

**Sittingroom:** 5.2m x 3.6m With marble fireplace and coving.

**Bedroom 1:** 4.08m x 3m With coving.

**En-Suite:** 2.52m x 2.08m Wet room with w.c., w.h.b., shower, tiled floor and surround.

**Bedroom 2:** 4.07m x 3m With built-in wardrobes, coving and laminate floor.

**Bedroom 3:** 3m x 2.6m With built-in wardrobes.

**Showerroom:** With tiled floor, electric shower, w.c., w.h.b., tiled floor and surround.

**Hot Press:** Shelved with immersion.



**Services:**

- Mains water.
- Mains drainage.
- Refuse collection.
- Oil fired central heating.
- Electricity.

**Outside:**

- Cobble loc drive to front
- PVC fascias and soffit
- Outside tap
- Walled-in rear garden
- Boiler house
- Garden Shed (4.82m 2.54m).

**Solicitor:**

Coughlan White & Partners,  
Newbridge,  
Co. Kildare

**BER Details:**

BER Rating: E1

BER Number: 110599503

Energy Performance Indicator: 314.21

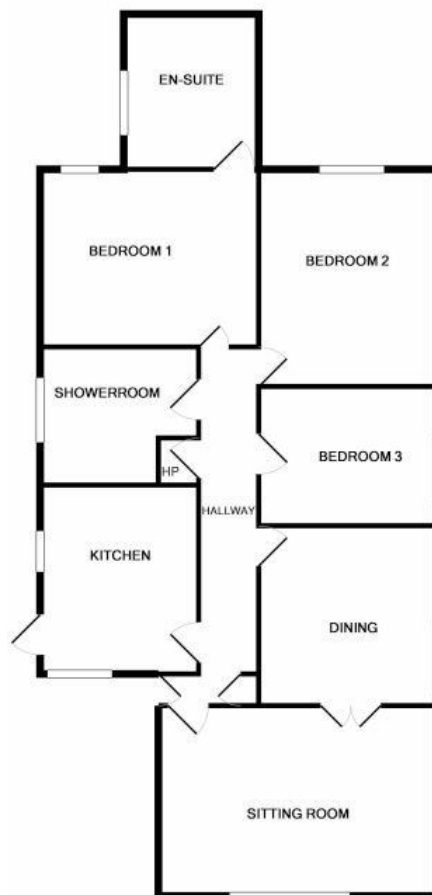
**Viewing:**

Strictly by appointment with the Sole Selling Agent  
Jordan Auctioneers, Edward Street, Newbridge, Co. Kildare.

**Phone:** 045433550

**E-Mail:** [info@jordancs.ie](mailto:info@jordancs.ie)

**Web:** [www.jordancs.ie](http://www.jordancs.ie)



TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)



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