

9 Aylesbury Park, Newbridge, Co. Kildare



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



BER: E1

PSRA Reg No.001536

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

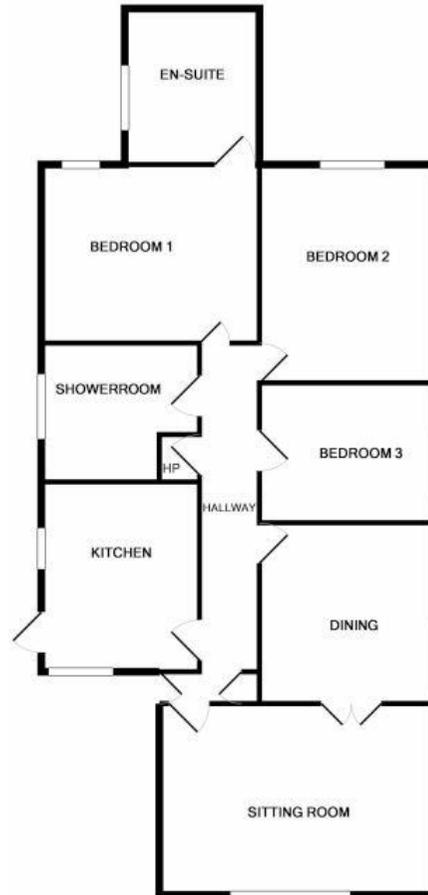
Viewing:

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

Phone: 045433550

E-Mail: info@jordancs.ie

Web: www.jordancs.ie



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



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.