

**FOR SALE BY PRIVATE TREATY**



**SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE WITH GARAGE CONVERSION**

**47 MOOREFIELD PARK,  
NEWBRIDGE,  
CO. KILDARE.**

**GUIDE PRICE: €240,000**

## DESCRIPTION:

‘Moorefield Park’ is a mature residential development of mainly semi-detached houses, situated in a very central location in the town behind Tescos/Woodies. Only a short walk from schools, church, pubs, restaurants, banks, post office and shops including Penneys, Tesco, Woodies, Dunnes, T. K. Maxx and Whitewater shopping centre with 60 retail outlets foodcourt and cinema. The town has the benefit of good transportation links to the city with the M7 Motorway closeby, bus route and commuter rail service direct to Heuston station.

Number 47 is a very well presented 4 bed semi-detached house with garage conversion in a cul-de-sac close location. The property extends to circa 128.6 sq.m (1,385 sq.ft) and benefits from PVC double glazed windows, oil fired central heating, alarm, and a large private south-west facing rear garden.



## ACCOMMODATION:

Entrance Hall:	4.75 m x 2.69m	With storage closet.
Sittingroom:	4.75m x 3.49m	Brick fireplace with provision for back boiler, coving, double doors leading to:
Kitchen/diningroom:	6.35m x 4m	Tiled floor, cream built-in ground and eye level units with tiled surround, stainless steel sink, integrated electrolux fridge/freezer, Whirlpool double oven, ceramic hob, extractor, sliding patio door to rear.
Utility:	3.49m x 2.28m	Plumbed, tiled floor, fitted press.
Toilet:		With w.c., w.h.b., and tiled floor.
Playroom:	4.76m x 2.32m	With laminate floor, wood panel ceiling and recessed lights. Wired for home entertainment system.



## ACCOMMODATION CONT'D:

Bedroom 1:	3.75m x 3.27m	With laminate floor and built-in wardrobes.
Bedroom 2:	3.59m x 3.27m	With built-in wardrobes.
Bedroom 3:	3m x 2.56m	
Bedroom 4:	2.96m x 2.25m	With laminate floor.
Bathroom		Fully tiled, w.c., w.h.b., bath with shower attachment and electric shower.
Hotpress		Shelved with immersion.

**OUTSIDE:** Cobble-loc drive, garden shed (wired for electricity), outside tap, outside light, paved patio area to rear, Barna shed.



## SPECIAL FEATURES

- Cul-de-sac location.
- PVC double glazed windows.
- Oil fired central heating.
- Large south-west facing rear garden.
- C. 128.6 sq.m (1,385 sq.ft).
- Excellent location within short walk of Town Centre.
- Red brick/dashed exterior.
- Garage conversion.
- Motorway, Bus and Train closeby.

## INCLUSIONS:

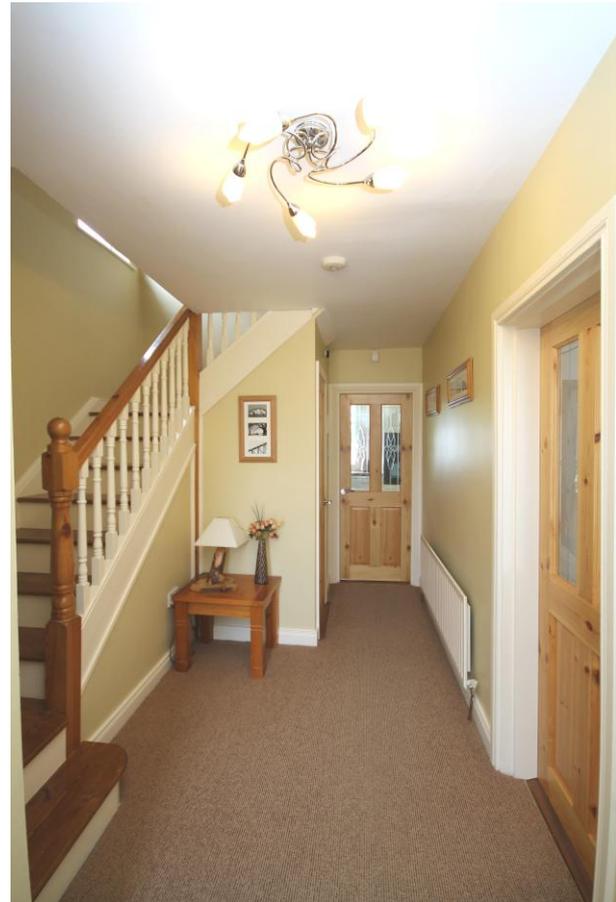
Carpets, curtains, blinds, light fittings, integrated appliances, 2 sheds.

## SERVICES:

Mains water, mains drainage, refuse collection, oil fired central heating, electricity.

## SOLICITOR:

Coughlan White & Partners,  
Moorefield Road,  
Newbridge.



**PRICE: €240,000**

**BER: D1**

**BER NO: 109077479**

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