



SUPERB TERRACED 3 BEDROOM RESIDENCE

53 CEDARWOOD PARK, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €199,500



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

53 CEDARWOOD PARK, NEWBRIDGE, CO.
KILDARE

FEATURES:

- Aluminium double glazed windows.
- Built in wardrobes in 3 bedrooms.
- Folding attic stairs with part-floored attic.
- Overlooking green area.
- Outside utility room.
- Paved patio area to rear.
- Tarmacadam drive.

DESCRIPTION

Jordan Auctioneers are delighted to offer this superb 3 bedroom mid terrace home situated in a mature development within easy access of the Town Centre. Cedarwood Park is a crescent shaped development built in 1974 with houses facing onto a large central green area. No 53 contains c. 902 sq. ft. (c.83.8 sq. m.) of accommodation presented in excellent condition throughout with 3 generous bedrooms, aluminium double glazed windows, solid fuel central heating, outside utility room, garden shed and paved patio area to rear.

AMENITIES:

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Ballymany Junction 12, bus route from the Green Road and commuter rail service direct to the City Centre. Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, Penneys, T.K. Maxx, Tescos, Dunnes Stores, Newbridge Silverware, Supervalu, Woodies, D.I.D. Electric and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive.

ACCOMMODATION:

Ground floor:

Entrance Porch: 1.93m x 1.3m
With tiled floor.

Entrance Hall: 4.66m x 1.79m
With tiled floor and understairs storage.

Sitting room: 4.17m x 3.25m With laminate floor, wood surround fireplace.

Kitchen/diningroom: 5.15m x 2.93 With tiled floor, stainless steel sink, built-in ground and eye level units, plumbed, hoover electric oven, Zanussi ceramic hob, extractor hood, tiled surround, Hot press, Stanley solid fuel cooker and French doors leading to rear garden.

Upstairs:

Showerroom:

Fully tiled floor and walls, electric shower, w.c., w.h.b..

Bedroom 1: 4.17m x 2.83m
With laminate floor and built-in wardrobes.

Bedroom 2: 3.42m x 3.22m
With laminate floor and built-in wardrobes.

Bedroom 3: 2.63m x 2.3m
With laminate floor and built-in wardrobes.

Attic: Folding attic stairs with part-floored attic.

OUTSIDE:

Approached by a tarmacadam drive to front, outside utility room, garden shed, fuel store with electricity, outside tap, paved patio area to rear

SERVICES:

Mains water, mains drainage, refuse collection, solid fuel central heating..

INCLUSIONS:

Black-out blinds, dishwasher, curtains oven, hob and extractor.

BER: D2

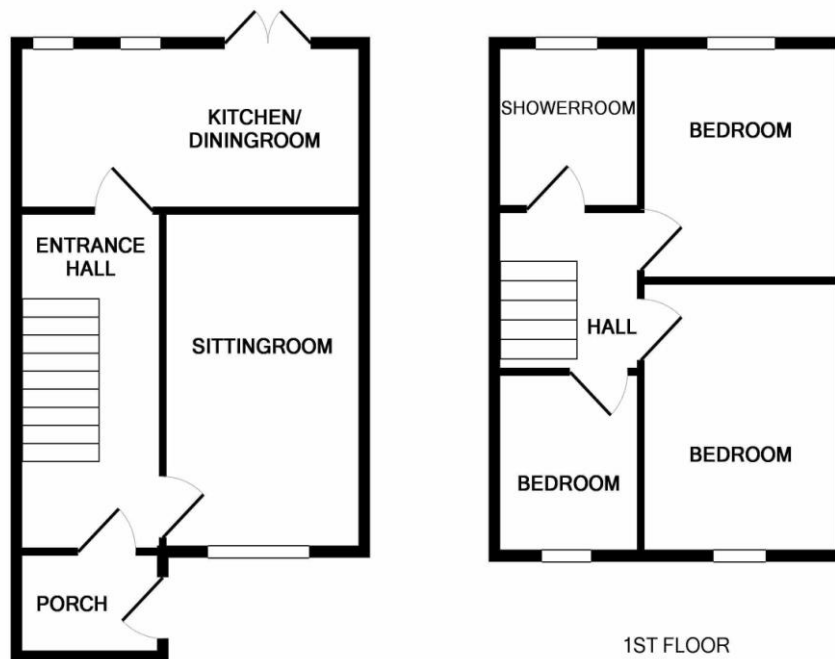
SOLICITOR:

Murphy Gibbons Solicitors, Newbridge.

DIRECTIONS:

From Newbridge proceed out of Town towards the Curragh. Pass Tesco on your left. At the next set of traffic lights, turn right down Langton Road. Drive straight through the next crossroads onto Morristown Road. Cedarwood Park is the second estate on the left hand side. Number 53 is located on the left overlooking the green area.





GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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VIEWING STRICTLY BY
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