



FOR SALE BY PRIVATE TREATY



4 BEDROOM SEMI DETACHED HOUSE IN NEED OF REFURBISHMENT

**159 MOOREFIELD PARK,
NEWBRIDGE,
CO. KILDARE
GUIDE PRICE: €130,000**

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 and Connolly Station.

Number 159 is a spacious (Circa 125.5 sq.m/1,353 sq.ft) residence in need of extensive renovations throughout. Accommodation briefly comprises entrance hall, sittingroom, kitchen/diningroom, toilet, 4 bedrooms, 2 showerrooms, utility, office and family room. It benefits from oil fired central heating, PVC double glazed windows and a walled in rear garden.



ACCOMMODATION:

Entrance Hall:

Toilet:

Sitting Room:

Kitchen:

Family room:

Office:

Playroom:

Downstairs shower room:

Utility:

5.6m x 2.36m

2.29m x 2.02m

3.95m x 2.76m

2.48m x 2.31m

With w.c., w.h.b. and tiled floor.

With laminate floor, stone fireplace with back boiler and coving.

With laminate floor, built-in presses, plumbed, stainless steel sink, patio door to rear.

With wood panel ceiling.

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

With fitted presses and stainless steel sink.

UPSTAIRS ACCOMMODATION:

Bedroom 1:	4.7m x 3.1m
Bedroom 2:	3.68m x 3.12m
Bedroom 3:	3.02m x 2.18m
Bedroom 4:	3.02m x 2.72m
Showerroom:	3.03m x 2.23m
Hot press:	

With mirrored wardrobes.

Fully tiled with electric shower, w.c., w.h.b.
Shelved with immersion.

SPECIAL FEATURES

- Close to Town Centre.
- Wooden single glazed windows.
- Electric heating.
- Walled in rear garden.

SERVICES:

Mains water, electric heating,
mains drainage, electricity.

CONTACT DETAILS:

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

PRICE: €130,000

BER: E2

BER NO: 106102289



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