



SUPERB 2 BEDROOM TOWNHOUSE

BER

C2

156 Roseberry Hill, Roseberry, Newbridge,
Co. Kildare, W12 WE08

Guide Price: € 210,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**156 Roseberry Hill, Roseberry,
Newbridge, Co. Kildare, W12 WE08**

FEATURES:

- * Double glazed Windows
- * Gas fired central heating
- * Solid oak internal doors
- * New carpets on stairs, landing and bedrooms
- * Excellent condition throughout

DESCRIPTION:

Jordan Auctioneers are delighted to offer this modern 2 bedroom townhouse in Newbridge to the market. Roseberry Hill is a modern development built by Millbank Developments situated on the outskirts of town on an elevated site, the development has the benefit of an on site crèche and Centra convenience store.

The house is presented in superb condition throughout and contains c. 83 sq. m. (c. 893 sq. ft.), with double glazed windows, gas fired central heating, car parking and rear access. The development is situated only a short walk from train station and town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema.

AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

**Kitchen/Dining/
Living** 9.00m x 3.78m (29.53ft x 12.40ft)
with laminate floor, Sandstone fireplace, coving, understairs storage, cream built in ground and eye level presses, stainless steel sink, tiled splashback, electric oven, ceramic hob, extractor, integrated Whirlpool fridge/freezer, integrated Whirlpool dishwasher

Utility Room

tiled floor, plumbed, gas boiler

Toilet

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

UPSTAIRS:

Bedroom 1 3.73m x 4.06m (12.24ft x 13.32ft)
Built in wardrobe, door to balcony

En-Suite 1

w.c., w.h.b, shower, tiled floor

Bedroom 2 4.04m x 2.80m (13.25ft x 9.19ft)
Built in wardrobe

Bathroom

w.c., w.h.b., bath with shower attachment, tiled floor and surround

Hotpress

shelved with immersion

OUTSIDE:

Rear access and low maintenance rear garden.

SERVICES:

Mains water, mains drainage, refuse collection and gas fired central heating.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor, fridge/freezer, dishwasher, furniture (excluding bed in main bedroom)

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