



**BER C3**

**SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE**

53 GREENMOUNT PARK, GREEN ROAD, NEWBRIDGE,  
CO. KILDARE

**GUIDE PRICE: €269,500**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

56 GREENMOUNT PARK, GREEN ROAD,  
NEWBRIDGE, CO. KILDARE

---

### FEATURES:

- Gas fired central heating.
- Maintenance free brick/dashed exterior
- PVC double glazed windows., fascia and soffits.
- Quiet cul-de-sac overlooking a green area.
- Built-in wardrobes in 3 bedrooms.
- C.109 sq. m. (c.1,180 sq. ft.).
- Good road and rail infrastructure closeby with bus route from Green Road.
- Excellent sought after location and development.

### DESCRIPTION

Greenmount Park is a modern residential development of 57 semi-detached and detached homes situated in a sought after location on the Green Road within walking distance of the town centre and Curragh Plains. Ideally positioned in a quiet cul-de-sac overlooking a green area. Built c.2000 presented in good condition throughout containing c.109 sq. m. (c.1,180 sq. ft.) of accommodation benefiting from gas fired central heating, PVC double glazed windows, maintenance free red brick/dashed exterior, PVC fascia/soffits, gas fire, built-in wardrobes in 3 bedrooms, gardens to front and rear. The property has the benefit of the bus route available from the Green Road, easy access to the M7 Motorway access at Junction 12 Ballymany and train service direct to the City Centre.

The development is situated only a short walk from the 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. Commuters have the benefit of a good road and rail infrastructure with the bus route available on the Dublin Road, train service from the town direct to the City centre and M7 Motorway access at Junction 10.

### 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:

Entrance Hall: 5.8m x 1.86m  
With coving, laminate floor and understairs storage.

Sittingroom: 4.62m x 4.24m  
Coving, fireplace, bay window and gas fire.

Kitchen/Diningroom (including utility): 6m x 3.18m  
Tiled floor, oak fitted kitchen, plumbed, s.s. sink unit, Whirlpool electric oven, Whirlpool ceramic hob, extractor unit, tiled surround, integrated Whirlpool fridge/freezer and coving.

Utility:  
Tiled floor and gas burner.

Bedroom 3: 4.43m x 3.28m  
Coving and range of built-in wardrobes.

Bathroom:  
w.c., w.h.b., bath and shower.

#### *Upstairs:*

Bedroom 1: 4.78m x 4.2m.  
Range of built-in wardrobes, vanity area and presses.

Ensuite:  
w.c., w.h.b., electric shower, tiled floor and surround.

Bedroom 2: 4m x 2.72m

With built-in wardrobes.

Hotpress: Shelved with immersion.

### OUTSIDE:

Approached by a concrete drive to front with gardens to front and rear mainly in lawn, side access with gate to rear garden.

### SERVICES:

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

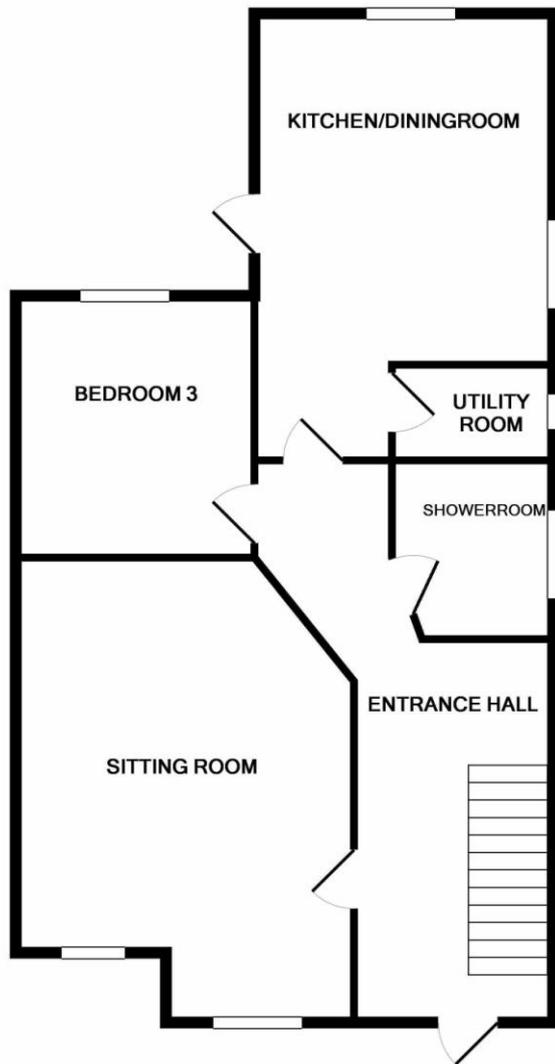
### INCLUSIONS:

Electric oven, ceramic hob, extractor, integrated fridge/freezer, carpets and blinds.

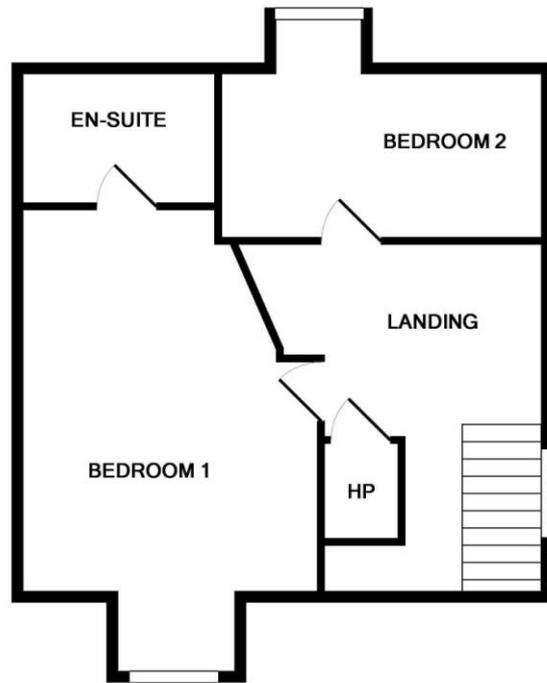
BER: C3 – 111171187

### SOLICITOR:





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.2 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  
Made with Metropix ©2018

## CONTACT:

**Liam Hargaden**

**M: 086-2569750 T: 045-433550**

**E: [liam@jordancs.ie](mailto:liam@jordancs.ie)**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**



**Edward Street, Newbridge, Co. Kildare.**

**T: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

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.