

FOR SALE BY PRIVATE TREATY



MAGNIFICENT DETACHED C.2,580 SQ. FT. RESIDENCE IN SHOWHOUSE CONDITION

**8 RIVERSIDE PARK,
NEWBRIDGE,
CO. KILDARE.**

W12 AV21

GUIDE PRICE: €480,000



DESCRIPTION:

8 Riverside Park is an exceptionally well finished 5 bedroom residence in a quiet cul-de-sac of 3 houses in this small private development of 19 houses overlooking the river Liffey. Built in 1998 extending to c.2,580 sq. ft. of spacious well proportioned accommodation which was completely refurbished in the last 6 months. Features include Oak floors, German fitted kitchen, conservatory, polished porcelain tiled floors, built-in wardrobes in 5 bedrooms, gas heating, PVC double glazed windows and red brick/dashed exterior. Situated adjacent to Newbridge College only a short walk from the town centre with banks, schools, churches, post office, pubs, restaurants and shops including Penneys, Dunnes, Tesco, Woodies, Supervalu, Newbridge Silverware, T.K. Maxx, Lidl and Whitewater Shopping Centre. Local sporting activities include GAA, soccer, rugby, hockey, basketball, golf, horse riding, canoeing, leisure centres, fishing, swimming and horse racing closeby. There are good transportation links to the City with the bus route from the Main Street, commuter rail service and M7 Motorway access at Junction 10



ACCOMMODATION:

Entrance Hall:	4.7m x 2.13m	With polished porcelain tiled floor and coving.
Drawingroom:	6.12m x 4.35m	With marble fireplace, coving and oak floor.
Sittingroom:	5.36m x 4.32m	Into bay window, with coving, marble fireplace, Stanley insert stove, oak floor, wall lights and double doors leading to
Diningroom:	4.1m x 3.51m	With oak floor, coving and sliding door leading to
Conservatory:	6.3m x 4.07m	With polished porcelain tiled floor and French doors to rear garden.
Kitchen/breakfastroom:	7.14m x 3.51m	With coving, polished porcelain tiled floor, modern German fitted kitchen, integrated dishwasher, integrated fridge, extractor unit, Normende electric/gas stove, fitted display cabinet, breakfast counter and sink unit.
Utility:		With polished porcelain tiled floor, plumbed, s.s. sink unit, fitted presses and gas burner.



ACCOMMODATION CONT'D:

Storage Closet:

Toilet:		With w.c., w.h.b., wood panel surround and polished porcelain tiled floor.
Bedroom 1:	6.1m x 4.45m	Including walk-in wardrobe and ensuite.
Ensuite:		With w.c., w.h.b., double shower and tiled walls.
Bedroom 2:	4.1m x 2.7m	With built-in wardrobes and coving.
Bedroom 3:	3.52m x 3.2m	With range of built-in wardrobes and coving.
Showerroom:		With double shower, w.c., w.h.b. and tiled walls.
Bedroom 4:	2.71m 2.46m	With built-in wardrobes and coving.

OUTSIDE: Gardens to front, side and rear in lawn, outside tap, paved patio area and double driveway. Side access on both sides of house with gates.



SPECIAL FEATURES

- Maintenance free red brick/dashed exterior
- PVC double glazed windows.
- Gas fired central heating.
- Large corner site.
- Small cul-de-sac of 3 houses.
- Close to town.
- Good road and rail infrastructure closeby.
- Excellent shopping facilities in town.
- Small exclusive development of 19 houses.

INCLUSIONS: TBC



SERVICES:

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

SOLICITOR:

Ryan & Ryan,
5 St. Brigid's Road,
Clondalkin,
Dublin 22.



GUIDE PRICE: €480,000

BER: C2

BER NO: TBC

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