



DETACHED RESIDENCE
MOONEY`S ROAD ROSEBERRY
NEWBRIDGE | CO. KILDARE | W12 T733 |



FOR SALE BY PRIVATE TREATY

LOCATION

Located just beside Newbridge College within walking distance of the Town centre and the Liffey walk way. Newbridge has good primary schools and a choice of secondary schools. An array of other amenities can be found close by, these include shops, bars, restaurants, banks, post office, Newbridge Silverware and the Whitewater Shopping Centre. Commuters also have the benefit of easy access to the M7 motorway & Newbridge Train Station, which is only a few minutes` drive away making commuting an easy option.



DESCRIPTION

The property comprises of a substantial three storey detached residence set on large gardens in this much sought after location. Homes in this area rarely come to the market and although requiring some updating the property offer a substantial house in a great location. The house extends to c. 280 Square Metres/ 3,014 Square feet and is laid out in , Porch, Entrance Hall, Dining Room, Sitting Room, Conservatory, Drawing Room, Breakfast room, Kitchen, Guest WC, Four Bedrooms, Two Bathrooms, Study & Sauna. Adjoining the house there is a Garage and Two Workshops. Outside there are mature Gardens to the rear and extensive front parking areas.



ACCOMMODATION

GROUND FLOOR:

PORCH

ENTRANCE HALL

DINING ROOM 5.07mx 3.72m With Bay Window.

SITTING ROOM 3.77m x 3.31m Feature Fireplace.

CONSERVATORY 4.08m x 4.08m

LIVING ROOM 6.22m x 3.07m

BREAKFAST ROOM 6.30m x 3.33m

KITCHEN 3.26m x 2.76m Fully Fitted Modern units.

REAR HALL Guest W.C off.

FIRST FLOOR

LARGE LANDING

BATHROOM 1 2.46m x 2.11m Bath, W.C, W.H.B.

BEDROOM 1 3.50m x 3.36m Built in Wardrobe.

BEDROOM 2 3.39m x 3.34m Built in Wardrobe.

BEDROOM 3 4.33m x 3.47m Built in Wardrobe.

BEDROOM 4 3.39m x 2.92m Built in Wardrobe.

SUN ROOM 3.20m x 2.76m

BATHROOM 2 3.20m x 2.76m

SECOND FLOOR

STUDY 2.88m x 2.29m

BATHROOM 3 2.00m x 1.88m

SAUNA 2.43m x 1.88m

ACCOMMODATION

GARAGE	9.67m x 2.89m
WORKSHOP 1	6.22m x 3.87m
WORKSHOP 2	4.66m x 2.92m

OUTSIDE

Large gardens front and rear, patio area, South facing aspect.



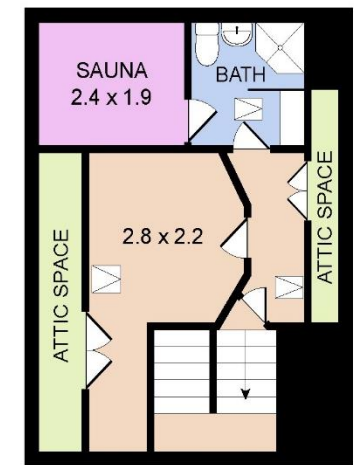
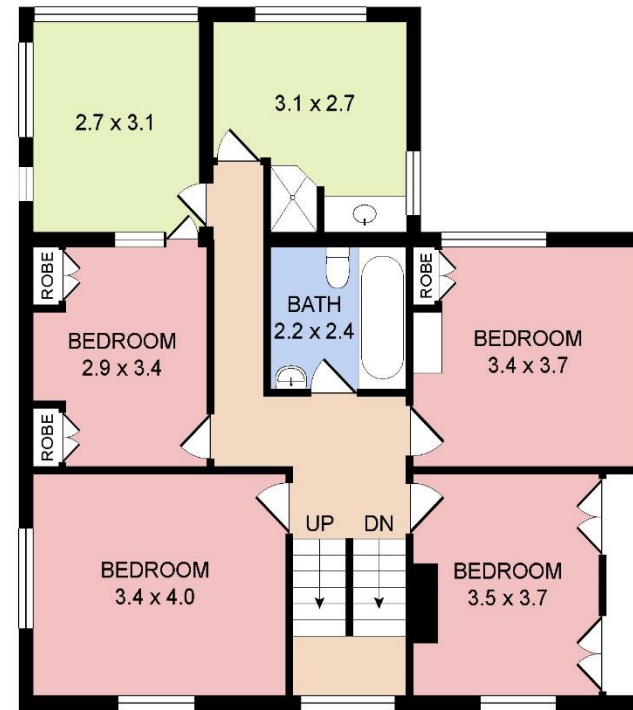
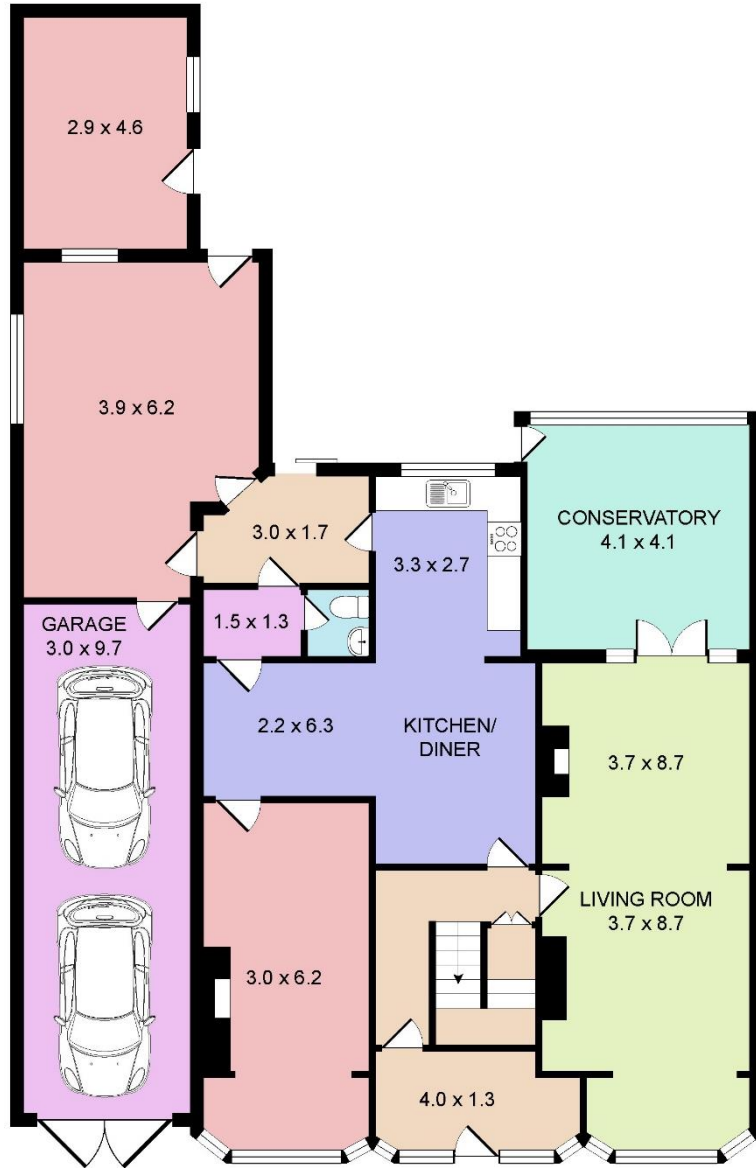
GALLERY







FLOORPLAN



VIEWING:

By Appointment Only

PRICE REGION:

€485,000

BER: D1 (117452839)

SELLING AGENT:

J. P. & M. Doyle Ltd.

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