



SEMI-DETACHED 3 BEDROOM RESIDENCE

919 Moorefield Crescent, Newbridge, Co. Kildare, W12 NF80

GUIDE PRICE: € 295,000



PSRA Reg. No. 001536

**919 Moorefield Crescent, Newbridge, Co.
Kildare, W12 NF80**

DESCRIPTION:

919 Moorefield Crescent is a spacious semi-detached 3 bedroom residence located in a semi-circle of 25 houses overlooking a large green area. Situated in an excellent sought-after location in the town centre opposite Tesco, only a short walk from the town centre with pubs, restaurants, banks, schools, post office and superb shopping.

The house was extended and contains c. 1,278 sq.ft. (c. 119 sq.m.) of accommodation with features including gas fired central heating, PVC double glazed windows, overlooking a large green area, gardens to front and rear in lawn with paved patio area, garden shed and fuel store.

There is superb shopping in town with Tesco, Dunnes Stores, Penneys, TK Maxx, Lidl, Aldi, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The town has the benefit of excellent road and rail infrastructure with the bus route available from outside the property, M7 Motorway access at Junction 12 and train service direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall:

Sitting Room: 4.80m x 6.10m
With laminate floor, coving, wall lights and stone fireplace.

Kitchen/Dining: 6.00m x 4.75m
With ground and eye level presses, laminate and tiled floor, recessed lights, plumbed, s.s. sink unit, beamed ceiling, tiled surround and patio doors leading to rear garden.

UPSTAIRS

Bedroom 1: 4.70m x 4.03m
With built-in sliding wardrobes and walled lights.

Bathroom:
Bath with shower attachment, w.c., w.h.b., heated towel rail, separate shower and tiled walls.

Bedroom 2: 4.87m x 2.68m
With built-in wardrobes.

Bedroom 3: 3.26m x 2.46m
With built-in wardrobes.

Hot press:
Shelved with immersion.

Attic Space:
Folding attic stairs to attic.

FEATURES:

- * Excellent central location
- * Semi-circle of houses overlooking a large green area
- * Short walk from town centre
- * Gas fired central heating
- * PVC double glazed windows
- * Excellent road and rail infrastructure closeby
- * Superb educational, recreational and shopping facilities
- * c. 1,270 sq.ft. (c. 119 sq.m.) of accommodation

OUTSIDE:

Gardens to front and rear in lawn, paved patio area, rear garden enclosed by trees with boiler house, outside toilet, garden shed, tool store and gated side access.

SERVICES:

Mains water, mains drainage, gas fired central heating, alarm

BER: E2

BER NO: 114833973

CONTACT:

Liam Hargaden

M: 086 2569750 T: 045-433550

E: liam@jordancs.ie





**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**

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