

FOR SALE BY PRIVATE TREATY

PSRA Reg No.001536



SUPERB EXTENDED SEMI-DETACHED 3 BEDROOM RESIDENCE

104 LANGTON PARK, NEWBRIDGE, CO. KILDARE.

GUIDE PRICE: €239,500

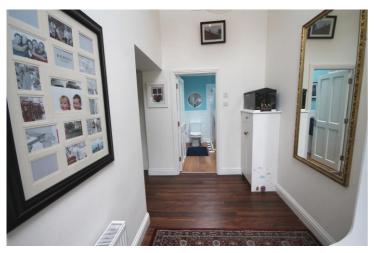




DESCRIPTION:

'Langton Park' is a mature residential development of semi-detached and detached houses, situated in a desirable location off the Green Road in Newbridge, only a short walk from the Curragh Plains. Excellently located within a short walk from the Town Centre, shops, schools, church, Tesco, Dunnes, Penneys, T.K. Maxx and Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. The Town has the benefit of good transportation links to the city with the M7 Motorway closeby, bus route and commuter rail service direct to Heuston station and Connolly Station.

Number 104 is a very well presented recently renovated extended 3 bed semi-detached house. Containing circa 110 sq.m (1,184 sq.ft), it benefits from modern accommodation, PVC double glazed windows, oil fired central heating, alarm and walls pumped with insulation. It is finished to a very high standard throughout.





ACCOMMODATION:

Entrance Hall: 4.55m x 1.85m With walnut floor, vaulted ceiling and recessed

lights

Sittingroom: 5.73m x 3.33m With coving, recessed lights, polished sandstone

fireplace with cast iron insert, wired for surround

sound

Kitchen/ 5.85m x 3.56m Fitted study desk, fitted presses, built-in ground and

eye level units, laminate floor, stainless steel sink, Belling integrated dishwasher, integrated fridge,

Nordmende ceramic induction hob, extractor hood,

integrated microwave, Electric double oven.

With semi-solid oak floor, w.c., w.h.b., tiled

surround, vaulted ceiling, electric shower.

Studio (including toilet & 5.98m x 3.6m

utility):

Diningroom

Showerroom:

Toilet:: With w.c. and w.h.b.

 $2.72 \text{m} \times 1.82 \text{m}$

Utility: With built-in presses, stainless steel sink, plumbed.

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Consultants Partnership

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ACCOMMODATION CONT'D:

Bedroom 1: 4.25m x 3.54m With double built-in wardrobes.

Bedroom 2: 3.3m x 3.04m With double built-in wardrobes and coving.

Bedroom 3: 2.74m x 2.47m

Bathroom With w.c., w.h.b., bath with shower attachment, laminate

floor.

Hotpress Shelved.

OUTSIDE: Car parking to front with gated side access to rear. Separate studio to rear (Approx 6m x 3.6m) including toilet.

Gardens to front and rear, Hardwood wooden deck, playhouse, outside socket and boiler house to rear.















SPECIAL FEATURES

- Cul-de-sac location.
- PVC double glazed windows.
- Oil fired central heating.
- C. 110 sq.m (1,184 sq.ft).
- Excellent location within walking distance of Town Centre.
- Security alarm.
- Motorway, Bus and Train closeby.
- Off-street parking.
- Modern fitted kitchen.
- Separate studio to rear.
- Superb condition throughout.



INCLUSIONS:

Carpets, blinds, fridge, Integrated dishwasher, microwave, hob, Extractor.

SERVICES:

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

SOLICITOR:

Coughlan White & Partners, Moorefield Road, Newbridge



PRICE: €239,500 BER: D1 BER NO: 103104972

CONTACT DETAILS: Mark Neylon E: mark@jordancs.ie

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