

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/ Diningroom	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.
Showerroom:	2.72m x 1.82m	With semi-solid oak floor, w.c., w.h.b., tiled surround, vaulted ceiling, electric shower.
Studio (including toilet & utility):	5.98m x 3.6m	
Toilet:		With w.c. and w.h.b.
Utility:		With built-in presses, stainless steel sink, plumbed.



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

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