



DETACHED 3 BEDROOM BUNGALOW ON C. 1/3 ACRE.

13 MOORE PARK, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €280,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

13 MOORE PARK, NEWBRIDGE, CO. KILDARE.

DESCRIPTION:

13 Moore Park is a fine detached 3 bedroom bungalow containing c.1,250 sq. ft. incorporating a hall, sittingroom, diningroom, kitchen, 3 bedrooms, study and bathroom. Built in the early 1950's the property benefits from oil fired central heating, PVC fascias/soffits and mostly aluminium single glazed windows. Approached by a gravel drive with a large south facing rear garden enclosed by trees and hedges offering an oasis in the middle of town. This is an ideal opportunity to renovate or extend the property to put your own stamp on it in a wonderful location within easy access of all the amenities only a short walk from shops, schools, churches and recreational facilities.

The property has easy access to a good road and rail infrastructure with the bus route available across the road, M7 Motorway access at Ballymany and train service from town direct to the City Centre.

AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. Commuters have the benefit of a good road and rail infrastructure with the bus route available from the main street, M7 Motorway access at Junction 10 or 12 and train service direct to the City Centre, the property is less than 1km from the station.

ACCOMMODATION:

Porch:

Hall: 4.12m x 1.88m

Sittingroom: 4.25m x 3.55m

With tiled fireplace, shelving and aluminium sliding door to rear garden.

Diningroom: 3.6m x 3m

Kitchen: 3.63m x 2.26m

With fitted presses, plumbed, s.s. sink unit.

Bedroom 1: 3.6m x 3.25m

With built-in wardrobes.

Bedroom 2: 4.04m x 3.62m.

Showerroom: 2.6m x 2m.

With wetroom, shower, w.c., w.h.b. and fully tiled floor and walls.

Bedroom 3: 3.75m x 3.6m

With electric shower, w.h.b. and toilet.

Walk-in hotpress with immersion.

Back Hall.

Office: 2.58m x 3.73m.

FEATURES:

- Oil fired central heating.
- PVC fascias/soffits.
- C.1,250 sq. ft. of accommodation.
- C. 1/3 Acre site.
- Sought after development.
- Walking distance of all the amenities.
- Good road and rail infrastructure closeby.
- Excellent shopping in the area.

OUTSIDE:

Approached by a gravel drive to front, side access with gate, outside tap, barna shed. Gardens to front and rear in lawn enclosed by trees and hedges. Rear garden is south facing.

SERVICES:

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

SOLICITOR: TBC

INCLUSIONS:

Carpets, curtains, blinds, barna shed.

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