



**SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE**

**226 Augusta, Moorefield Park, Newbridge, Co. Kildare, W12 T261**

**GUIDE PRICE: € 350,000**

**BER C3**



**PSRA Reg. No. 001536**

## 226 Agusta, Moorefield Park, Newbridge, Co. Kildare, W12 T261

### FEATURES:

- \* c. 147 sq.m. (c. 1,584 sq.ft.) of accommodation.
- \* PVC double glazed windows.
- \* Oil fired central heating.
- \* PVC fascia/soffits.
- \* Ideal for 'rent a room' scheme.
- \* Close to good educational, recreational and shopping facilities.
- \* Excellent road and rail infrastructure with bus, motorway and train service.
- \* Only a short walk from the Town Centre.

### DESCRIPTION:

Moorefield Park is a mature residential development of mainly semi-detached homes situated in a very central location in the Town Centre behind Tesco, Woodies and adjacent to Dunnes Stores. No. 226 is an ideal family home situated in a quiet neighbourhood in a cul de sac of 28 houses. The house contains c. 147 sq.m. (c. 1,584 sq.ft.) of accommodation with the benefit of PVC double glazed windows, large cobble loc driveway for 2 cars, PVC fascia/soffits, oil fired central heating, 4 bedrooms and 5 bathrooms. The property would be ideal for a rent a room scheme.

The property is only a short walk from the Town Centre with the benefit of pubs, restaurants, banks, post office, schools, churches and superb shopping to include Tesco, Dunnes Stores, Woodies, Penneys, TK Maxx, Lidl, Aldi, SuperValu, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 10 or 12, bus route available from the Main Street and a regular commuter rail service to the City either Heuston Station or Grand Canal Dock.

### ACCOMMODATION:

Hallway : 5.00m x 1.90m  
with laminate floor and recessed lights.

Sitting Room : 4.70m x 3.83m  
with laminate floor, fireplace and recessed lights.

Guest WC :  
w.c., w.h.b., tiled floor and walls.

Kitchen : 6.00m x 2.85m  
with tiled floor, built-in ground and eye level presses,  
recessed lights, electric oven, electric hob, extractor unit,  
s.s. sink unit, integrated dishwasher and tiled surround.

Utility Room :  
tiled floor, plumbed, built-in presses and tiled surround.

Studio : 9.10m x 2.65m  
with laminate floor, recessed lights, coving, built-in  
ground and eye level presses, s.s. sink unit, plumbed,  
electric hob, extractor and tiled surround.

Bedroom 4 : 4.62m x 3.20m  
with laminate floor and recessed lights.

En-suite :  
bath with shower attachment, w.c., w.h.b., heated towel  
rail, electric shower, fully tiled floor and walls.

Attic Space : 5.20m x 1.70m  
with laminate floor and recessed lights.

En-suite :  
w.c., w.h.b., heated towel rail, shower, fully tiled floor and  
walls.

Upper Landing :

Bathroom :  
bath with shower attachment, w.c., w.h.b., electric shower,  
heated towel rail, fully tiled floor and walls.

Bedroom 2 : 3.78m x 2.44m

En-suite :  
w.c., w.h.b., heated towel rail, electric shower, fully tiled  
floor and walls.

Bedroom 1 : 4.03m x 3.45m  
with laminate floor.

En-suite :  
w.c., w.h.b., heated towel rail, electric shower, fully tiled  
floor and walls.

Bedroom 3 : 2.38m x 3.15m  
with laminate floor.

### OUTSIDE:

Cobble loc drive to front for 2 cars, rear garden with lawn,  
paved patio area, Barna shed and outside tap.

### SERVICES:

Mains water, mains drainage, refuse collection and oil-fired  
central heating with 2 oil burner system.

### INCLUSIONS:

Fridge, cooker, dryer and dishwasher.

### SOLICITOR:

Burns Nowlan, Newbridge, Co. Kildare

**BER:** C3

**BER NO:** 117089870

### CONTACT:

Liam Hargaden

M: 086 2569750 | T: 045-433550 | E: [liam@jordancs.ie](mailto:liam@jordancs.ie)

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