

FOR SALE BY PRIVATE TREATY

PSRA Reg No.001536



SEMI-DETACHED 3 BEDROOM RESIDENCE

**142 THE OAKS,
NEWBRIDGE,
CO. KILDARE**

GUIDE PRICE: €220,000



DESCRIPTION

The Oaks is a mature residential development of semi-detached and detached houses on the southern side of Newbridge within walking distance of all the amenities. 142 The Oaks is a 3 bed semi-detached c.1,285 sq.ft. residence situated in a quiet cul de sac adjacent to a green area. The house has the benefit of PVC double glazed windows, oil fired central heating, PVC fascia/soffit, side access with gate, paved patio area and gardens to front and rear. Newbridge offers a wealth of amenities on your doorstep with primary and secondary schools, shops, banks, post office, pubs, restaurants and superb shopping to include TK Maxx, Penneys, Tesco, Dunnes, Woodies, Supervalu, Newbridge Silverware, Lidl and Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. Commuters have the benefit of the good road and rail infrastructure closeby with the M7 Motorway access at Junction 12, bus route from the main road and commuter rail service direct to the City Centre. Local amenities include rugby, soccer, GAA, horse riding, fishing, canoeing, swimming, hockey, basketball, golf and horse racing.



ACCOMMODATION:

Entrance Hall:	6.32m x 0.9m	
Sittingroom:	4.6m x 3.4m	With marble fireplace and double doors leading to:
Kitchen:	7.04m x 2.9m	With built in ground and eye level presses, tiled surround and s.s. sink unit, plumbed, extractor unit and patio doors to rear garden
Toilet:		With w.c., w.h.b. and understairs storage
Garage:	4.32m x 2.4m	With up and over door
<i>Upstairs:</i>		
Bedroom 1:	4.56m x 3.8m	With built in wardrobes
Bedroom 2:	3.8m x 2.83m	With built in wardrobes
Bedroom 3:	3.17m x 2.72m	With built in wardrobes
Bathroom:		With w.c., vanity w.h.b., fitted presses, bath and shower
Hotpress:		Shelved with immersion.

SPECIAL FEATURES

- Oiled fired central heating.
- PVC double glazed windows.
- PVC fascia/soffits.
- Side access with gate.
- Garden shed/boiler house.
- Quiet cul de sac.
- Walking distance of shops, banks, pubs and restaurants.

INCLUSIONS: Carpets, curtains and blinds.

OUTSIDE:

Gardens to front and rear. Side access with gate. Outside tap. Paved patio area and garden shed/Boiler house (2.52m x 1.85m)

SERVICES:

Mains water, Mains drainage, Electricity
Refuse Collection and Oil Fired Central Heating

SOLICITORS: Patrick J. Farrell, Newbridge.

BER: D2 **BER NO:** 110272671

PRICE: €220,000



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