



SUPERB DETACHED BUNGALOW IN DESIRABLE ESTATE

25 Moore Avenue, Newbridge, Co. Kildare, W12 HX78

GUIDE PRICE: € 420,000

BER C1



PSRA Reg. No. 001536

**25 Moore Avenue, Newbridge, Co. Kildare,
W12 HX78**

FEATURES:

- * PVC double glazed windows
- * Sunroom Extension
- * Cobble loc driveway
- * South facing rear garden
- * OFCH
- * Outside tap
- * Gated side access
- * Metal shed
- * Overlooking green area
- * Brick/dashed exterior

DESCRIPTION:

‘Moore Avenue’ is a small residential development of 29 houses in an excellent sought after location adjacent to Tesco only a short stroll from the Main Street. No. 25 is a superb extended detached bungalow containing c. 1,507 sq.ft. (c. 140 sq.m.) of accommodation located towards the end of a quiet cul-de-sac and overlooking a green area. It is finished to a very high standard throughout with features including quartz worktops, recently refurbished bathroom and a sunroom extension. Outside, there is a cobble-loc driveway to the front and a large south facing rear garden with gated side access. The property benefits from oil-fired central heating and PVC double glazed windows and is in a superb location within walking distance of all the amenities including schools, churches, banks, post office, restaurants, pubs and shops including such retailers as TK Maxx, Tesco, Penneys, Woodies, Dunnes, Lidl, Aldi, Supervalu, Newbridge Silverware and Whitewater Shopping Centre. Good transportation links exist to the City with bus route from Main Street, commuter rail service and M7 Motorway access at Junction 10. Local sporting activities include GAA, golf, rugby, soccer, hockey, basketball, swimming, canoeing, horse riding, fishing, leisure centre and horse racing.

ACCOMMODATION:

Porch:
Tiled floor.

Entrance Hall: 5.00m x 2.33m
With laminate floor, coving.

Sitting Room: 6.38m x 3.65m
With laminate floor, coving, bay window, feature fireplace.

Kitchen/Dining Room: 5.90m x 3.60m
With built in ground and eye level units, quartz worktops, electric oven, ceramic hob, s.s. sink unit, tiled floor/wooden floor, french doors to sunroom.

Utility Room:
Plumbed, fitted eye level units.

Sun Room: 4.23m x 2.80m
With wooden floor, french doors to rear garden.

Master Bedroom: 3.85m x 3.25m
With laminate floor, built in wardrobes.

En-suite:
Fully tiled, w.c., w.h.b., electric shower.

Bedroom 2: 2.96m x 2.65m
With laminate floor, built in wardrobes.

Bedroom 3: 3.28m x 2.70m
With laminate floor, built in wardrobes.

Bedroom 4: 3.28m x 2.64m
With laminate floor.

Bathroom:
Fully tiled wet room with w.c. and vanity w.h.b.

Office: 2.68m x 1.90m
With laminate floor.

OUTSIDE:

Approached by a sweeping cobble-loc driveway with walled in gardens to front and a large south facing rear garden with gated side access, outside tap and metal shed.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C1

BER NO: 113843759

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