

For Sale

Asking Price: €590,000

Sherry
FitzGerald
O'Reilly



Claragh,
24 Moore Park,
Newbridge,
Co. Kildare,
W12 Y318.

BER B2

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to Claragh, 24 Moore Park, a superb four bedroom detached home set on a large garden in Newbridge town. Nestled within a mature estate of individual detached homes, this delightful dormer bungalow offers a peaceful and idyllic setting. Originally built in the 1950s and lovingly cared for by the same family, the property underwent a thoughtful renovation and extension in 2010. The addition of an upstairs level and extra rooms at the rear make this home ideal for growing families seeking a spacious and comfortable living environment.

Moore Park is conveniently situated within a short walk of Newbridge town centre, shopping centres, retail parks, restaurants, schools, cinema and leisure facilities. It offers easy access to the M7/N7 motorway and the Arrow train station.

The well-proportioned accommodation in this fine property briefly comprises -hallway, sitting room, playroom, kitchen/ dining room, utility room, family bathroom, three bedrooms (two ensuite). Upstairs – bedroom 4, attic room with ensuite and storage room.



Accommodation

Hallway 11.84m x 3.62m (38'10" x 11'11"): The hallway features elegant panelling to its walls and the original floorboards which have been restored and polished. It includes a hotpress off, composite front door and understairs storage.

Sitting room 4.11m x 3.6m (13'6" x 11'10"): From the hallway, glazed double doors bring you to the comfortable sitting room which boasts a broad bay window to front. The oak fireplace with granite hearth houses the Stanley solid fuel stove, with back boiler. It has a solid wooden floor and is open to the Playroom.

Playroom 3.64m x 3m (Playroom 11'11" x 9'10"): Steps up take you to the playroom which has a carpet floor.

Kitchen/Dining room 7.68m x 3.63m (25'2" x 11'11"): This generously sized kitchen offers a dual-aspect view to the front and side, allowing for plenty of natural light. The kitchen is thoughtfully designed with an abundance of cabinets and drawers, including pull-out larder presses, a wine rack, display cabinets, and a central island with additional storage. The high-quality granite countertops and upstand add a touch of luxury. The kitchen is equipped with a double oven, ceramic hob, American-style Samsung fridge freezer, and a combi oven. With new oak laminate flooring underfoot.

Utility 5.78m x 2m (19' x 6'7"): The utility is fitted with lots of storage presses and includes the dishwasher, condenser dryer and washing machine. With back door and new laminate floor.

Family bathroom 4.64m x 2.13m (15'3" x 7'): The family bathroom includes a stunning suite of walk-in shower with rainfall head, corner jacuzzi bath, wc and large vanity with mounted bowl and lots of storage. The bathroom is completed with intricate mosaic tiling to the shower floor and surrounds.

Bedroom 1 4.9m x 4.81m (16'1" x 15'9"): Bedroom 1 is a large double room with vaulted ceiling. It has a carpet floor and rear view.

En-suite 2.72m x 1.74m (8'11" x 5'9"): With wc, wash basin and quadrant shower unit with overhead rain shower, this ensuite has a porcelain tile floor and surrounds.

Bedroom 2 4.78m x 2.7m (15'8" x 8'10"): This is a double bedroom with side view. It has a carpet floor.

En-suite 2.73m x 1m (8'11" x 3'3"): The ensuite is tiled to floor and surrounds. It comprises a wc, wash basin and shower unit with Mira electric shower.

Bedroom 3 4.1m x 3.82m (13'5" x 12'6"): Currently used as a music room, this is a double bedroom at the back of the house, with views to rear and side, and a door to the garden. It has a laminate wood floor.

Upstairs A light filled landing with Velux window and carpet floor.

Bedroom 4 4.4m x 4m (14'5" x 13'1"): This double sized bedroom is currently used as a dressing room and is fitted with hanging rails and shelving. With a new laminate floor.

Attic room 5.35m x 3.25m (17'7" x 10'8"): This is a spacious room which would be suitable for a variety of uses. It has a new laminate floor. With ensuite and storage room off.

En-suite 5.35m x 3.25m (17'7" x 10'8"): This is a roomy ensuite, which includes a large shower with rainfall head, a low profile wc, and a quality vanity unit with drawers and mounted porcelain bowl. The floor and surrounds are tiled in porcelain with mosaic accents.

Storage room 4.18m x 1.49m (13'9" x 4'11"): With Velux window, carpet floor and fitted desk.





Special Features & Services

- Built in 1952 and extended in 2010
- Delightful bungalow of generous proportions set on a large garden.
- Spacious family friendly accommodation.
- Extending to a generous 239m² approximately f accommodation.
- Three en-suite bathrooms.
- Versatile living spaces.
- Oil fired central heating and Stanley stove with back boiler.
- Upvc windows (2010).
- Includes all appliances.
- Includes all curtains, blinds and carpets.
- Fitted alarm system.
- uPvc soffit and fascia.
- Contemporary bathrooms throughout.
- Gravel drive to front and side with parking for five cars.
- New laminate floor to kitchen and upstairs rooms.
- Large workshop outside with power, fully insulated.
- Large garden greenhouse with vines.
- A short walk to Tesco, Dunnes stores, Whitewater Shopping Centre and Newbridge town centre.
- A five-minute walk to local primary school.
- A few minutes' drive to walks on the Curragh plains.
- Just 3 minutes' drive to the M7/N7 and easy access to Bus stop and Arrow train station.

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Workshop 8.75m x 3.55m (28'8" x 11'8"): The block built workshop is lined with workbenches, shelving and storage cabinets. It is insulated and fully wired.

Greenhouse 7m x 3.5m (23' x 11'6"): The traditional green house is filled with raised beds, perfect for tomatoes, peas, courgettes etc. It includes vines of red and white grapes.

Gardens The front garden is surrounded by hedging offering great privacy. The driveway is gravel and can accommodate five cars off street. The large rear garden is in lawn offering lots of space for games and relaxation. It has pear and apple trees at the end of the garden and a pretty two storey children's playhouse offers fun for the little ones.



NEGOTIATOR

Cathal O'Reilly
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From the M7 – Take the exit at Junction 12 towards Newbridge. At the roundabout, take the 4th exit onto Curragh chase. At the next roundabout, take the exit to Newbridge. Follow this road for 1.4km and take the right turn after the petrol station onto Green Road. Take the next left and follow the road, turning right. Number 24 will be the fourth house on the left.

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