



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE**

**30 Cedarwood Park, Newbridge, Co. Kildare, W12 RD26**

**GUIDE PRICE: €200,000**



**PSRA Reg. No. 001536**

**30 Cedarwood Park, Newbridge,  
Co. Kildare, W12 RW26**

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**FEATURES:**

- \* PVC double glazed windows
- \* Oil fired central heating
- \* Overlooking large green area
- \* Block built garden shed
- \* Cobble lock patio area to rear
- \* Off street parking for 2 cars
- \* Gated side access to rear garden
- \* Barna shed
- \* Glass house

**DESCRIPTION:**

Jordan Auctioneers are delighted to offer this superb 3 bedroom semi-detached home situated in a mature development within easy access of the Town Centre. Cedarwood Park is a crescent shaped development built in 1974 with houses facing onto a large central green area. No. 30 contains c. 1,030 sq. ft. (c.95.67 sq. m.) of accommodation presented in good condition throughout with 3 generous bedrooms, PVC double glazed windows, oil fired central heating, block-built garden shed and cobble-loc patio area to rear. There is off street parking on a cobble-loc drive for two cars to the front and gated side access to the rear garden which contains a Barna shed and glass house.

**AMENITIES:**

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Ballymany Junction 12, bus route from the Green Road and commuter rail service direct to the City Centre. Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, Penneys, T.K. Maxx, Tescos, Dunnes Stores, Newbridge Silverware, Supervalu, Woodies, D.I.D. Electric and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

**ACCOMMODATION:**

Entrance Hall: 4.65m x 1.80m  
Laminate floor, understairs storage.

Sitting Room: 4.17m x 3.25m  
Laminate floor, Stanley stove.

Living Room: 5.18m x 3.40m  
Laminate floor, coving, Stanley range.

Hotpress:  
Shelved with immersion.

Kitchen: 2.90m x 2.42m  
Tiled floor, maple shaker style kitchen, s.s. sink unit, Electrolux cooker, Belling extractor.

Dining Room: 2.90m x 2.15m  
Tiled floor.

Bedroom 1: 3.42m x 3.25m  
Laminate floor, built in wardrobe.

Bedroom 2: 4.17m x 2.82m  
Laminate floor, built in wardrobe.

Shower Room:  
w.c., w.h.b., electric shower, fully tiled floor and walls.

Bedroom 3: 2.30m x 2.58m  
Laminate floor, built in wardrobe.

Attic Space:  
Folding attic stairs.

**OUTSIDE:**

Block-built garden shed and cobble-lock patio area to rear. There is off street parking on a cobble-loc drive for two cars to the front and gated side access to the rear garden which contains a Barna shed, glass house and outdoor tap.

**SERVICES:**

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

**INCLUSIONS: TBC**

**SOLICITOR: TBC**

**BER: E2**

**BER NO: 114446040**

**CONTACT:**

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