



DUN ROAMIN
1772 PÁIRC MUIRE | NEWBRIDGE
CO. KILDARE | W12 K156

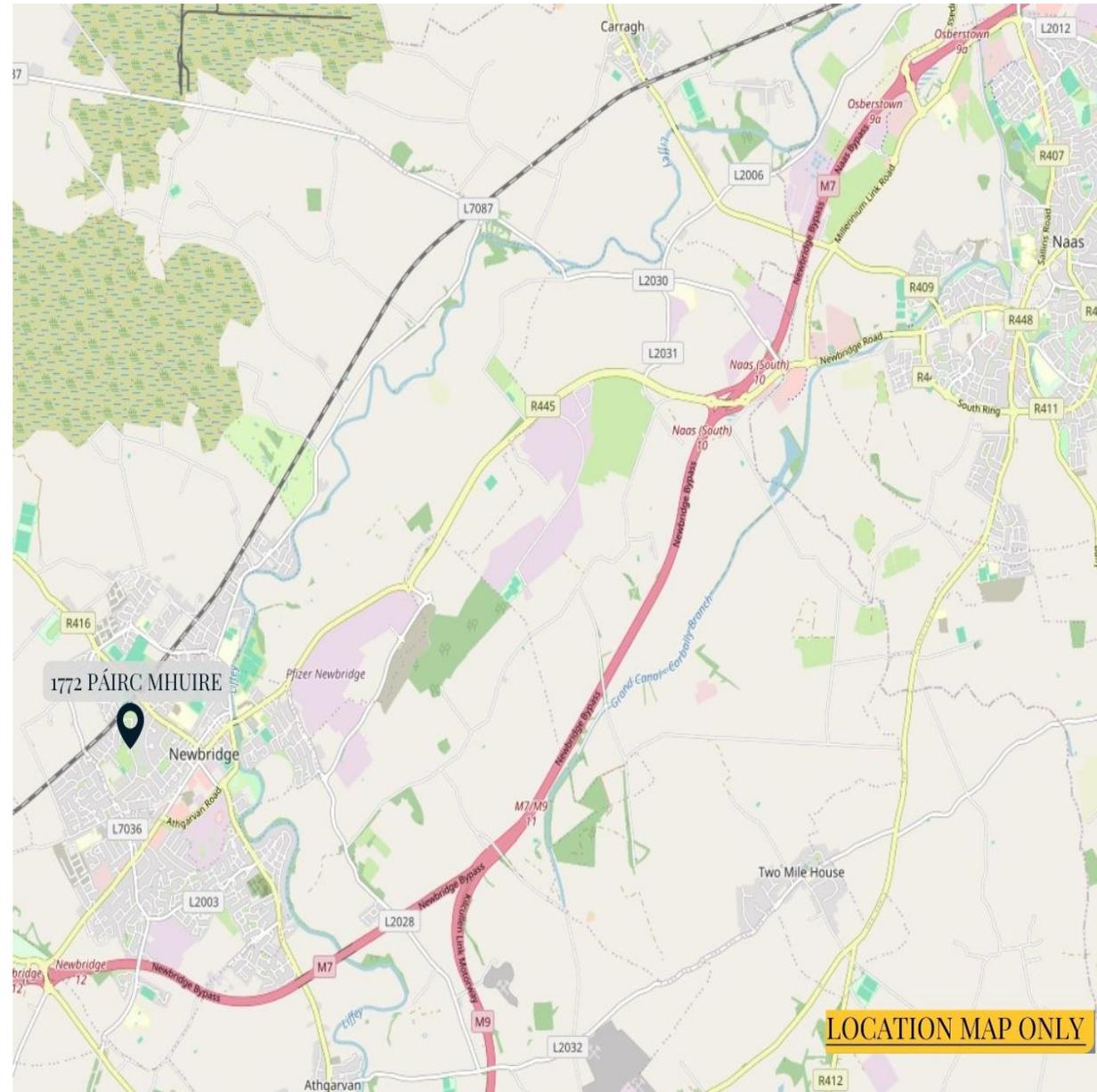
LOCATION

Páirc Mhuire is a mature and well-established residential location situated within easy reach of Newbridge town centre, one of County Kildare's principal urban centres. The property benefits from a highly convenient setting, with the town's full range of amenities available close by, including supermarkets, local shops, cafés, restaurants, banks and professional services.

The area is particularly well served by educational facilities, with a choice of primary and secondary schools located nearby, making it an attractive option for families. Recreational and sporting amenities are also a strong feature of the locality, with easy access to sports clubs, gyms, walking routes and pitches, including rugby, GAA and soccer facilities within the town.

For commuters, Páirc Mhuire enjoys excellent transport connectivity. Newbridge Railway Station is close at hand, providing regular commuter and intercity rail services to Dublin city centre, Cork and Waterford. Road users benefit from quick access to the M7 motorway, offering a straightforward commute to Dublin, Naas, the M50 and the wider Leinster region.

Overall, Páirc Mhuire combines the appeal of a settled residential neighbourhood with the convenience of town living, strong transport links and a comprehensive range of amenities, making it a highly desirable location within Newbridge.



DESCRIPTION

No. 1772 `Dun Roamin` is a fine three-bedroom semi-detached residence presented in good condition throughout, while still offering excellent scope for prospective purchasers to upgrade and personalise to their own taste.

The property benefits from a large front garden with a pathway leading to the front door, together with a generous side passage. Internally, the accommodation comprises an entrance porch, hallway, a well-proportioned sitting room with open fireplace, and a rear dining room featuring a large solid-fuel stove. Off the dining room is a single-storey kitchen extension to the rear.

Upstairs, there are three good-sized bedrooms along with a modern family bathroom.

To the rear, the property enjoys a large garden with a shed/workshop and the added benefit of rear access via a gated lane, providing excellent practicality and additional potential.

ACCOMMODATION

SITTING ROOM	3.18m x 4.88m
PORCH	0.09m x 3.60m
SNUG	2.40m x 3.10m + c. 1.00m x 1.75m.
UNDER STAIRS STORAGE	0.09m x 2.00m
KITCHEN	2.90m x 2.35m
FIRST FLOOR	
LANDING	0.09m x 1.80m
BATHROOM	1.70m x 2.60m
BEDROOM 1	4.10m x 2.70m
BEDROOM 2	3.70m x 3.40m
BEDROOM 3	2.40m x 3.00m
OUTBUILDINGS	
SHED 1	1.55m x 3.00m
SHED 2	2.80m x 6.10m





FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€285,000

BER:

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