

1662 Pairc Mhuire, Newbridge, Co. Kildare



BER D2

**SUPERB SEMI DETACHED RESIDENCE ON LARGE SITE
GUIDE PRICE: €195,000**

JORDAN 

PSRA Reg No.001536

SPECIAL FEATURES

- Excellent location close to Town Centre.
- Situated on a large site with room for extension.
- Gas fired central heating.
- Overlooking a green area.
- Circa 82 sq.m/883 sq.ft.

Description:

No. 1662 Pairc Mhuire is an attractive semi detached residence in a small enclave of just 8 semi detached houses located very close to the centre of Newbridge. Extending to circa 82 sq.m (883 sq.ft), it benefits from gas fired central heating, gated side access, large gardens to side and a walled in rear garden with block built shed to rear. The property is within walking distance of schools, churches, banks, post office, restaurants and pubs. For the shopping enthusiast you have Penneys, T.K. Maxx, Dunnes Stores, Tesco, Newbridge Silverware, D.I.D. Electric, Woodies and Whitewater shopping centre with 75 retail outlets, footcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway within a short drive and bus route and commuter rail service direct to city centre both within a short walk.

Accommodation:

Entrance Hall: 3.5m x 1.6m

Kitchen: 3.53m x 3m

With built in ground and eye level units and stainless steel sink.

Sittingroom: 4.85m x 3.2m

With feature gas fireplace and coving.

Back Hall/Pantry:

Bedroom 1: 3.85m x 3.3m.

Bedroom 2: 4.24m x 2.7m

With double built-in wardrobes.

Bedroom 3: 3m x 2.5m.

Bathroom: With w.c., w.h.b. and bath with shower attachment.

Hot Press: Shelved with immersion.



Services:

- Mains water.
- Mains drainage.
- Refuse collection.
- Gas fired central heating.
- Electricity.

Outside:

- Very large walled in front garden with potential to extend.
- Walled-in rear garden
- Fuel shed & boiler house to rear.
- Overlooking a green area.

Solicitor:

Patrick J. Farrell & Co.
Charlotte Street,
Newbridge.

BER Details:

BER Rating: D2

BER Number: 105836944

Energy Performance Indicator: 280.89

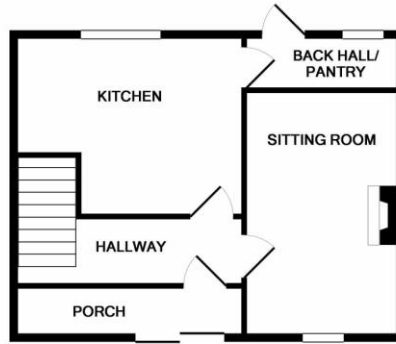
Viewing:

Strictly by appointment with the Sole Selling Agent
Jordan Auctioneers, Edward Street, Newbridge, Co. Kildare.

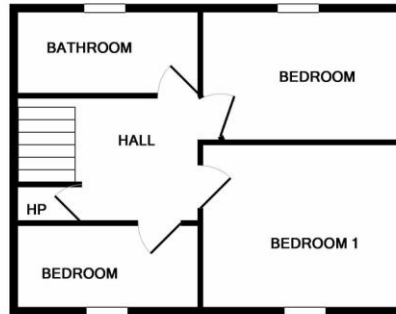
Phone: 045433550

E-Mail: info@jordancs.ie

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

