

Residential

Coonan
PROPERTY



56 Moorefield Park, Newbridge, Co. Kildare

- Excellently presented four bedroom semi detached with double door garage extending 112 sq m
- Mature south west facing private garden
- Approached by paved drive this property is located in a quiet cul de sac with ample on/off street parking
- Accommodation comprises of Hallway, w.c., Kitchen/dining room, living room, utility area, four bedrooms, family bathroom and double door garage
- Situated in a mature estate within walking distance to all local amenities including shops, schools, restaurants, supermarkets, shopping centres and sporting facilities
- Excellent transport links including rail, bus and easy access to M7 motorway

4 bedroom
Semi-Detached
approx. 112 sq m

Guide Price:
€325,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	3.04m x 2.77m	Composite front door, tiled flooring, carpet stairs, under stair storage, light fitting and radiator cover.
Guest W.C.	1m x 1m	Tiled flooring, w.c., w.h.b. and light fitting.
Living Room	4.86m x 3.41m	Laminate flooring, feature fireplace with granite hearth, t.v. point, recessed lights, curtains and blind and coving.



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Kitchen/Dining Room 3.71m x 6.21

Tiled flooring, wall and floor units, tiled splashback, oven, hob, extractor fan, dishwasher, recessed lights and blind.



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1st FLOOR:

Landing	0.96m x 3.19m	Carpet, light fitting, attic access and hot-press.
Master Bedroom	4.23m x 3.18m	Laminate flooring, fitted wardrobes, curtains, blinds. t.v. point and light fitting.
Bedroom 2	2m x 3m	Laminate flooring, pine doors, curtains, blinds and light fitting.



Accommodation

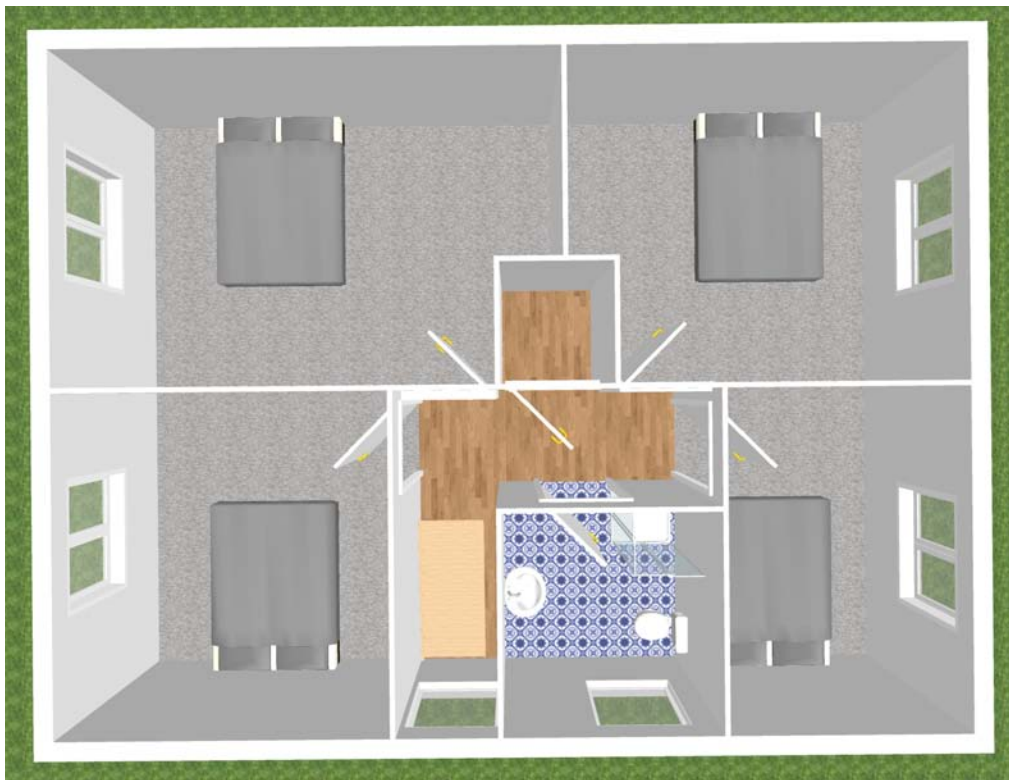
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Bedroom 3	3.2m x 3.1m	Laminate flooring, fitted wardrobes, curtains, blinds and light fitting.
Bedroom 4	3m x 3.12m	Laminate flooring, pine doors, curtains, blinds, t.v. point and light fitting.
Bathroom	1.69m x 1.39m	Fully tiled, shower cubicle with electric shower, w.c., w.h.b. with built in vanity unit, cabinet and light fitting.



Floor Plans

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Garage

5.90m x 2.37

Wired, double door access via paved drive, pedestrian access to utility room, additional shelving, and storage.

Garden

Mature south west facing garden, paved and lawned, raised beds and integrated sitting area, wall surround, standalone steel garage on foundations and power points.

Additional Information:

Overall size approx. 107sq.m
 New PVC windows throughout
 Recently installed composite front door
 Pine doors and architraves
 Built in seating bench
 Flower beds
 External Power points
 Recently fitted gas boiler
 Insulation board
 Outdoor tap
 Garage
 PVC fascia soffits

Services:

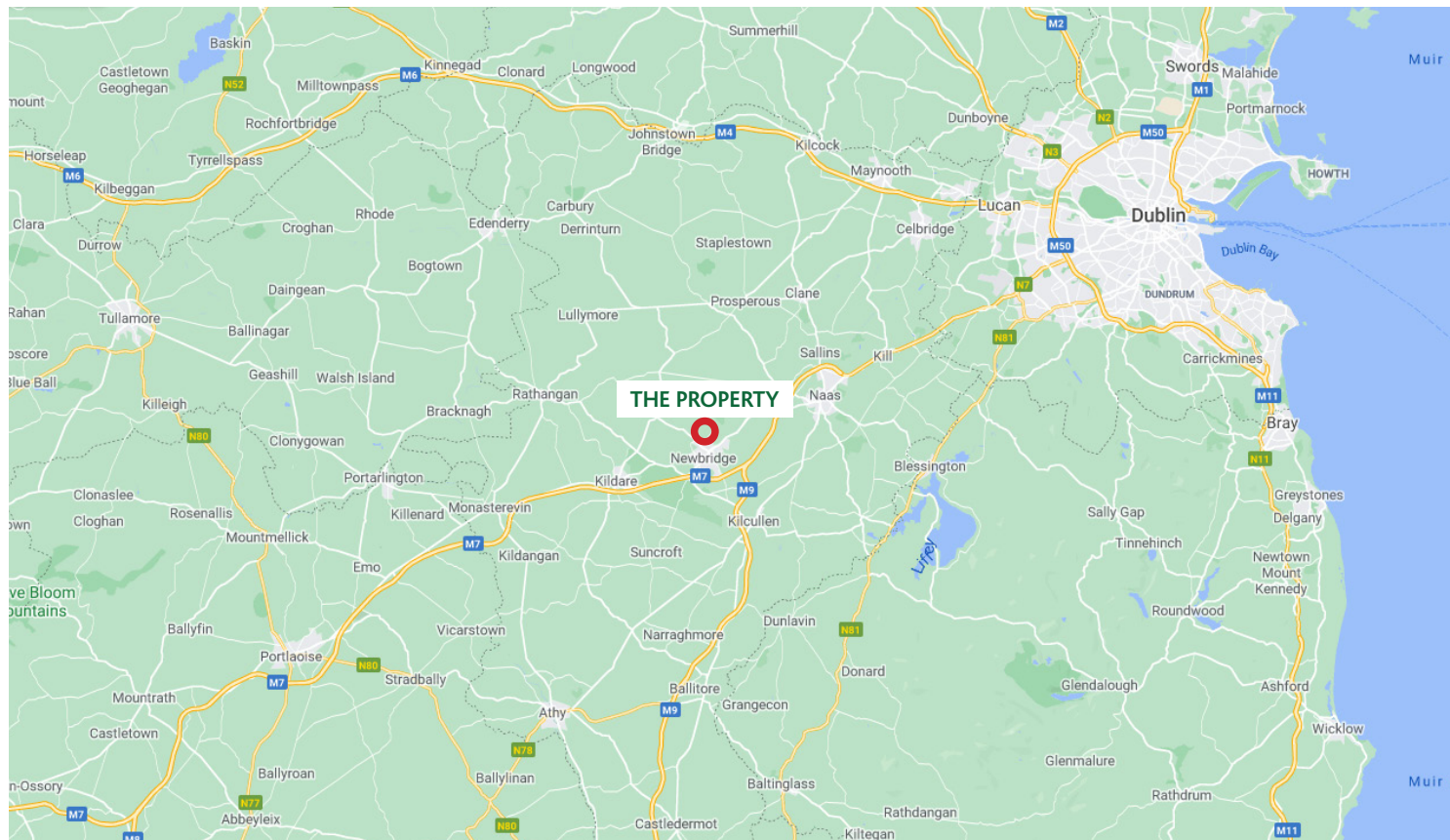
Gas fired central heating
 Mains water
 Mains sewerage

Items Included in sale:

Oven, hob, extractor fan, dishwasher, blinds and light fittings.

Directions

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Directions:

Eircode
W23V270

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Contact Information:

Sales Person
Mick Wright
01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER

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