

**FOR SALE BY PRIVATE TREATY**



**SUPERB DETACHED 4 BEDROOM RESIDENCE**

**26 GREENMOUNT PARK,  
GREEN ROAD,  
NEWBRIDGE,  
CO. KILDARE.**



**GUIDE PRICE: €340,000**

## DESCRIPTION

Greenmount Park is a modern residential development of semi-detached and detached homes situated in a sought after location on the Green Road within walking distance of Town Centre and Curragh Plains. Positioned to the rear of the development in a quiet cul de sac of 4 houses overlooking a green area. Built c. 2000 approached by a cobble loc driveway for 2 cars the house has a maintenance free red brick/dashed exterior, PVC fascias/soffits and PVC double glazed windows. The property is presented in excellent condition throughout containing c. 1,500 sq.ft. of accommodation benefitting from gas heating, gas fire, oak floors, oak fitted kitchen, built-in wardrobes in 4 bedrooms and landscaped rear garden in lawn with wooden deck, patio area, flower beds and metal shed. Newbridge has a wealth of amenities on your doorstep with schools, churches, pubs, restaurants and shopping to include Penneys, T.K. Maxx, Dunnes, Tesco, Woodies, D.I.D. Electric, Lidl, Super Valu, Newbridge Silverware and Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. There is a good road and rail network with the M7 Motorway access at Junction 12, bus route from the Green Road and train service from town direct to City Centre.



## ACCOMMODATION:

Entrance hall:	4.6m x 3.1m	With oak floor and coving.
Sittingroom:	4.95m x 3.55m	With oak floor, coving, mahogany surround fireplace with gas fire and double doors leading to
Diningroom:	3.06m x 3.35m	With oak floor, coving and patio doors to rear garden.
Familyroom:	5m x 2.5m	With oak floor and coving.
Toilet		With w.c., w.h.b. and tiled floor.
Kitchen	4.5m x 3.35m	With oak built in ground and eye level presses, tiled floor, s.s. sink unit, Zanussi integrated dishwasher, coving, Zanussi integrated fridge/freezer, tiled surround, Zanussi electric oven, Bosch gas hob and extractor unit.
Utility:		With s.s. sink unit, plumbed, fitted presses, gas burner and tiled floor.





## ACCOMMODATION CONT/D:

Bedroom 1:	4.67m x 3.3m	With range of built-in wardrobes and coving
Ensuite:		With w.c., w.h.b., pumped shower, tiled floor
Hot Press:		Shelved with immersion
Bedroom 2:	3.6m x 3m	With built-in wardrobes and coving
Bedroom 3:	3.4m x 2.6m	With built-in wardrobes and coving
Bedroom 4:	2.95m x 2.77m	With built-in wardrobes and coving
Bathroom:		With w.c., w.h.b., bath, shower and fully tiled floor and walls.



## OUTSIDE:

Approached by a cobble loc drive to front to accommodate 2 cars, side access on both sides of house with gates, outside tap, outside power point, rear garden mainly in lawn with flower beds, wooden deck, paved patio area and metal garden shed.

## INCLUSIONS:

Carpets, curtains, blinds, light fittings, metal garden shed, washer/dryer, dishwasher, oven, hob, extractor and fridge/freezer

## SPECIAL FEATURES

- Gas fired central heating
- Maintenance free exterior
- PVC double glazed windows, fascia/soffits
- Cul de sac of 4 houses
- Sought after development and location
- Built in wardrobes in 4 bedrooms
- Landscaped garden with wooden deck
- C. 1,500 sq.ft.
- Cobble loc drive



## SERVICES:

Mains water, mains drainage, refuse collection, and gas fired central heating.

**SOLICITOR:** Coonan Cawley, Wolfe Tone House, Naas Town Centre, Naas

**PRICE:** €340,000

**BER:** C2

**CONTACT DETAILS:** Liam Hargaden E: [liam@jordancs.ie](mailto:liam@jordancs.ie)



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