



SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE WITH GARAGE

172 Moorefield Park, Newbridge, Co. Kildare, W12 KC98

GUIDE PRICE: € 280,000



PSRA Reg. No. 001536

**172 Moorefield Park, Newbridge, Co.
Kildare, W12 KC98**

FEATURES:

- * PVC double glazed windows
- * Oil fired central heating
- * Conservatory
- * Opposite to a large green area
- * c. 1,380 sq.ft. (c. 128 sq.m.) of accommodation
- * Excellent recreation, educational and shopping facilities
- * Only a short walk from the town centre
- * Good road and rail infrastructure with bus, train and Motorway
- * Beside Tesco and Dunnes Stores

DESCRIPTION:

Moorefield Park is a mature residential development of mainly semi-detached homes situated in a very central location in the town behind Tesco/Woodies and adjacent to Dunnes Stores. No. 172 is a fine semi-detached 3 bedroom residence containing c. 1,380 sq.ft. (c. 128 sq.m.) with the benefit of PVC double glazed windows, oil fired central heating and conservatory and is situated opposite a large green area. The property is only a short walk from schools, churches, pubs, restaurants, banks, post office and superb shopping to include Penneys, Tesco, Woodies, Dunnes stores, TK Maxx, Lidl, Aldi, Newbridge Silverware, SuperValu, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. The town has the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 10 and 12, bus route available from the Main Street and a commuter rail service direct to either Heuston Station or Grand Canal Dock.

Local amenities include GAA, rugby, soccer, athletics, swimming, canoeing, fishing, basketball, horse riding, golf and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Porch
With sliding door and tiled floor.

Entrance Hall 3.52m x 2.08m
With understairs storage and coving.

Sitting Room 3.65m x 4.35m
With wood surround fireplace and coving.

Kitchen/Dining 5.85m x 3.45m
Built in ground and eye level presses, coving, s.s. sink unit, extractor and tiled surround.

Conservatory 3.50m x 3.05m
With tiled floor and french doors to rear garden.

Utility Room/Toilet 2.88m x 2.88m
With w.c., plumbed and shelving.

Garage 4.67m x 2.87m
With automatic roller shutter door.

UPSTAIRS

Bathroom
Bath with shower attachment, w.c., w.h.b., pump shower and tiled walls.

Bedroom 1 4.30m x 3.37m
With built in wardrobes.

Bedroom 2 3.62m x 3.06m
With built in wardrobes.

Bedroom 3 3.30m x 2.35m
With built in wardrobes.

Hotpress
Shelved with immersion.

OUTSIDE:

Approached by a tarmac drive to front with a walled in gardens to front and rear mainly in lawn with a selection of flower beds, shrubs and plants. There is also a garden shed, fuel store and outside tap.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds and light fittings.

SOLICITOR:

TBC

BER: E1

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