



BER C1

SUPERB 2 BEDROOM TOWNHOUSE

101 ROSEBERRY HILL, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €200,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

101 ROSEBERRY HILL,
NEWBRIDGE, CO. KILDARE

FEATURES:

- Gas fired central heating.
- Hardwood double glazed windows.
- Paved patio to rear.
- Rear access.
- Within walking distance of all the amenities.
- Bus, train and motorway closeby.
- In excellent condition throughout.

DESCRIPTION

Jordan Auctioneers are delighted to offer this modern 2 bedroom townhouse in Newbridge to the market. Roseberry Hill is a modern development built by Millbank Developments situated on the outskirts of town on an elevated site, the development has the benefit of an on site crèche and Centra convenience store.

The house is presented in superb condition throughout and contains c. 82 sq. m. (c. 883 sq. ft.), with hardwood double glazed windows, gas fired central heating, designated parking, rear access, paved patio area to rear and Barna shed.

The development is situated only a short walk from the town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema. .

AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

Living/Kitchen/Dining: 9m x 3.8m

With oak floor, coving, recessed lights, gas fire, built in ground and eye level presses, stainless steel sink, Whirlpool hob, Electric oven and extractor, tiled splashback and floor.

Utility:

Plumbed, gas burner, tiled floor.

Toilet:

W.c., w.h.b., tiled floor.

Upstairs:

Bedroom 1: 4m x 4.41m,

With built in wardrobes and door leading to balcony.

Ensuite: Fully tiled, w.c., w.h.b., shower.

Bedroom 2: 4m x 2.8m

With built-in wardrobes.

Bathroom:

Fully tiled, w.c., w.h.b., bath, electric shower.

Hotpress: Shelved with immersion.

OUTSIDE:

Designated parking to front. Paved patio to rear, outside socket, Barna shed and gated rear access.

SERVICES:

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

INCLUSIONS:

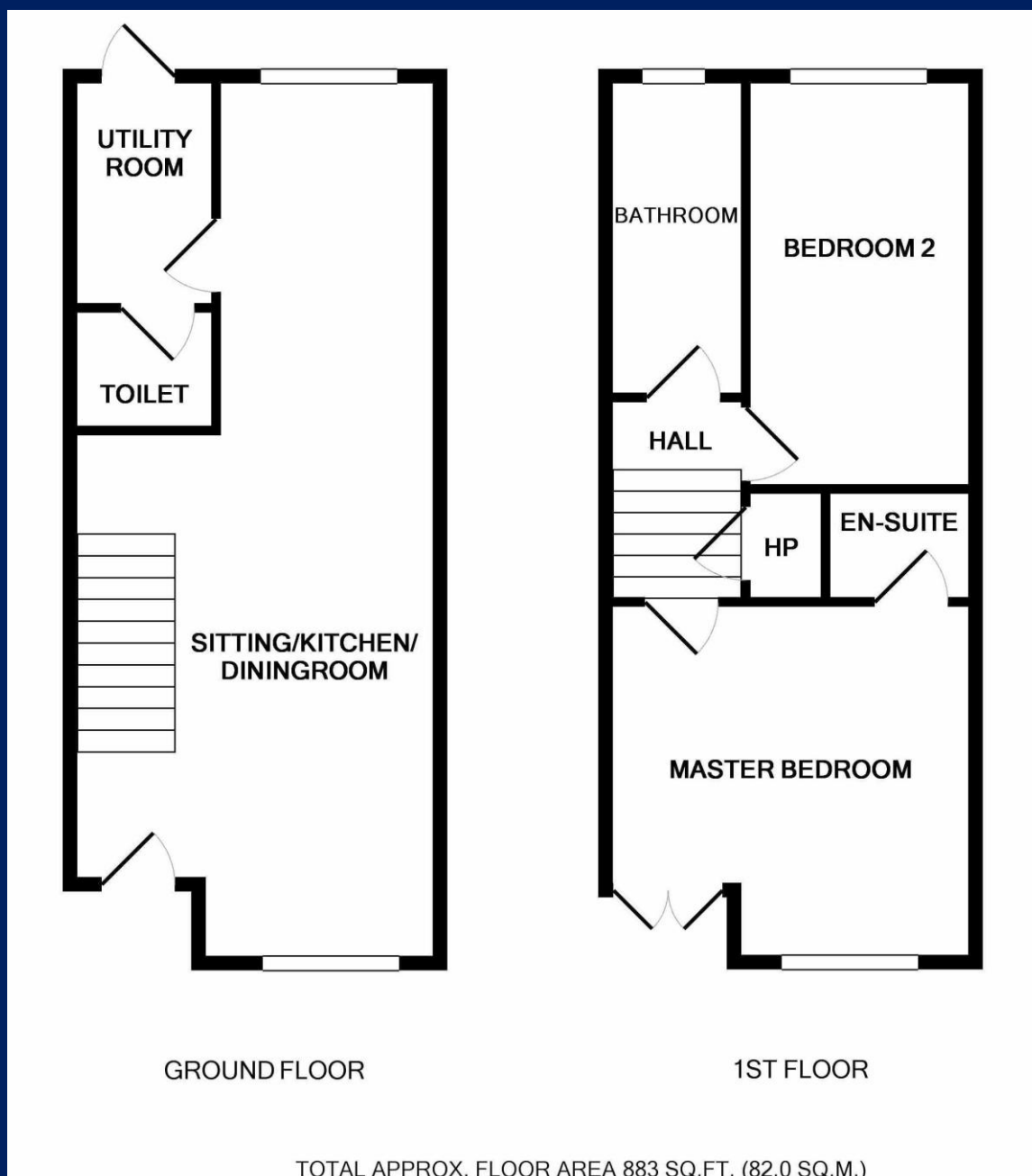
Carpets, curtains, blinds, light fittings, oven, hob, extractor.

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SOLICITOR:

Paul D'Arcy, Kildare





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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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