



**A SUBSTANTIAL DETACHED 2 STOREY RESIDENCE WITH MATURE GARDENS**

**9 Moore Park, Newbridge, Co. Kildare, W12 P039**

**GUIDE PRICE: € 465,000**



**PSRA Reg. No. 001536**

## 9 Moore Park, Newbridge, Co. Kildare, W12 P039

### FEATURES:

- \* Aluminum double glazed windows.
- \* Gas fired central heating.
- \* Large c. 0.3 acre site.
- \* c. 1,750 sq.ft. / c. 163 sq.m. of accommodation.
- \* Sunroom extension.
- \* Double garage.

### DESCRIPTION:

Moore Park is a mature residential development of detached houses in a sought-after location on the southern side of town. The property is situated at the front of the development looking out on a large green area. Approached by a large tarmac drive to front set amid mature gardens enclosed by trees and hedges with lawns to front and rear. The rear garden is a feature of the property, a secluded oasis and very private in the centre of town with paved patio area and pond. The house contains c. 1,750 sq.ft. (c. 163 sq.m.) of spacious accommodation presented in good condition throughout with aluminum double glazed windows, gas fired central heating, alarm, sunroom and double garage. Situated in an excellent central location within walking distance of all the amenities including Main Street, banks, post office, schools, churches, restaurants, pubs and superb shopping including Tesco, Dunnes Stores, Woodies, SuperValu, Lidl, Aldi, Newbridge Silverware, TK Maxx, Penneys, 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 on your doorstep with the bus route available from the main road, M7 Motorway access at Junction 12 and the train service from town direct to the City Centre either Heuston Station or Grand Canal Dock.

### ACCOMMODATION:

Entrance Hall: 3.64m x 3.34m  
With coving.

Sitting Room: 4.24m x 3.64m  
With coving and brick fireplace.

Dining Room: 4.22m x 3.00m  
With built in book shelving, french doors leading to rear garden.

Kitchen/Living: 7.00m x 3.56m  
With oak built in ground and eye level presses, s.s. sink unit, integrated Whirlpool dishwasher, tiled fireplace and tiled surround.

Back Hall: 3.88m x 1.80m

Sun Room: 5.17m x 3.17m  
With wood panel ceiling and french doors leading to rear garden.

Double Garage: 7.10m x 6.55m  
With gas burner.

Toilet:  
w.c., w.h.b.

#### UPSTAIRS

Bedroom 1: 3.65m x 4.24m  
With built-in wardrobes.

Bedroom 2: 4.20m x 3.00m  
With built-in wardrobes.

Bedroom 3: 3.65m x 3.56m  
With built-in wardrobes, desk and shelving.

Bedroom 4: 3.40m x 2.76m  
With built-in wardrobes.

Shower Room:  
Electric shower, vanity w.h.b., w.c., tiled walls, heated towel rail, recessed lights and fitted press.

### OUTSIDE:

Approached by a large tarmac drive to front with ample carparking. The site stands on c. 0.3 acre of mature gardens to front and rear enclosed by trees and hedges with the benefit of a paved patio area, pond, flower beds and green house.

### SERVICES:

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

### INCLUSIONS:

Carpets, curtains, blinds, light fittings and integrated dishwasher.

**BER: E1**

**BER NO: 114756430**

### CONTACT:

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