



SEMI-DETACHED 4 BEDROOM RESIDENCE

215 THE OAKS, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €249,500



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

215 THE OAKS, NEWBRIDGE, CO. KILDARE

FEATURES:

- PVC double glazed windows.
- Oak fitted kitchen.
- Built-in wardrobes in 4 bedrooms.
- Solid fuel central heating.
- Gardens to front and rear with garden shed.
- Walking distance of town centre.
- Easy access to Motorway, bus and train.

DESCRIPTION:

The Oaks is a mature residential development of semi-detached and detached houses on the southern side of Newbridge within walking distance of all the amenities. No. 215 is a 4 bedroom semi-detached home containing c.121.5 sq. m. (c.1,310 sq. ft.) of accommodation presented in good condition throughout with PVC double glazed windows, solid fuel central heating, oak fitted kitchen, built-in wardrobes in 4 bedrooms, gardens front and rear in lawn with garden shed.

Newbridge offers a wealth of amenities on your doorstep with primary and secondary schools, shops, banks, post office, pubs, restaurants and superb shopping to include T.K. Maxx, Penneys, Tescos, Dunnes Stores, Supervalu, Newbridge Silverware, Lidl and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of a good road and rail infrastructure closeby with the M7 Motorway access at Junction 12 and bus route from the Main Road and a commuter rail service direct to the City Centre.

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

ACCOMMODATION:

Porch:

Tiled floor with sliding door.

Entrance Hall: 5.2m x 0.9m

With wood panel ceiling, recessed lights and tiled floor.

Toilet:

w.c., w.h.b., tiled floor and walls.

Sittingroom: 5.27m x 3.32m

With oak floor, mahogany surround fireplace with cast-iron inset (back boiler) and oak floor. Double doors leading to

Diningroom: 3.42m x 2.8m

With oak floor.

Kitchen: 3.52m x 2.9m

Oak built-in ground and eye level presses, s.s. sink unit, Belling electric oven, Beko hob, extractor unit, integrated fridge, breakfast counter, tiled floor and surround.

Familyroom: 4.54m x 2.45m

With fitted presses.

Upstairs:

Bedroom 1: 4.3m x 4m

Range of built-in wardrobes, fitted vanity unit.

Ensuite:

Vanity w.h.b., pump shower and tiled walls.

Bedroom 2: 3.36m x 2.96m

With range of built-in wardrobes.

Bedroom 3: 2.8m x 2.62m

With built-in wardrobes and fitted vanity unit.

Bedroom 4: 3m x 2.65m

With built-in wardrobes.

Bathroom:

With shower attachment, w.c., w.h.b. and tiled walls.

Hotpress:

Shelved with immersion.

OUTSIDE:

Gardens to front and rear in lawn, rear garden is walled in with garden shed. Side access with gate. .

SERVICES:

Mains water, mains drainage, solid fuel central heating, refuse collection.

INCLUSIONS:

Fridge, oven, hob, extractor, carpets, curtains and light fittings.

BER: E2 - 110915089

SOLICITOR:

Dawson O'Toole, McElwain Terrace, Newbridge, Co. Kildare.

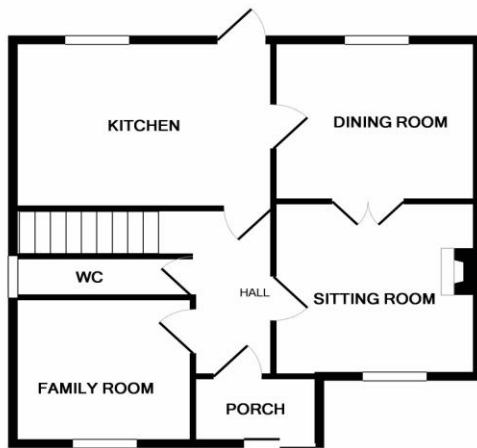
CONTACT:

Liam Hargaden

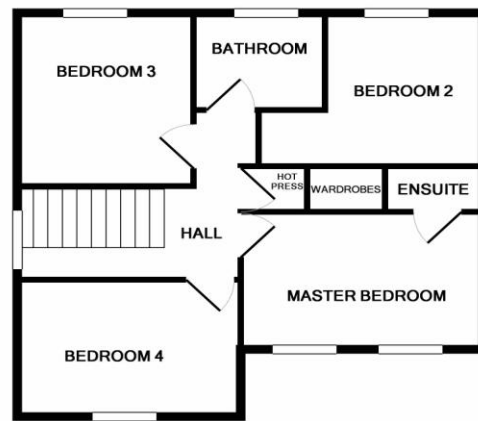
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1310 SQ.FT. (121.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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