



**4 BEDROOM SEMI DETACHED RESIDENCE WITH
SOUTH-WEST FACING REAR GARDEN**

192 THE OAKS, NEWBRIDGE, CO. KILDARE, W12 CE57

GUIDE PRICE: € 280,000



PSRA Reg. No. 001536

**192 The Oaks, Newbridge, Co. Kildare, W12
CE57**

FEATURES:

- * Zoned Gas fired central heating with Smart features
- * Double glazed windows
- * PVC fascia/soffits
- * 4 bedrooms
- * Car port
- * Overlooking a green area
- * South-west facing rear garden

DESCRIPTION:

No. 192 is a 4 bedroom semi-detached residence presented in very good condition throughout. It extends to circa 106 sq.m. and benefits from a south-west facing rear garden, double glazed windows and a zoned gas fired central heating system with smart features. The property is situated at the front of the estate, overlooking a green area. The Oaks is a residential development of semi-detached and detached homes situated on the southern side of Newbridge within walking distance of the town centre and all its amenities.

AMENITIES:

Newbridge offers a wealth of amenities on your doorstep with schools, banks, post office, restaurants, pubs and superb shopping including T.K.Maxx, Penneys, Tesco, Dunnes, Woodies, Supervalu, Newbridge Silverware, Lidl and Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

ACCOMMODATION:

Hallway
Tiled floor and cloak closet.

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

Sitting Room 3.57m x 4.70m
Wooden floor, stove fire, gas fire, wall lights and double doors leading to;

Kitchen/Dining 6.90m x 2.47m
Breakfast counter, built-in ground and eye level presses, s.s. sink unit, Smeg 4 ring gas hob, Zanussi electric oven, extractor and plumbed.

Bedroom 1 3.87m x 3.80m
Sliding wardrobes.

Bedroom 2 3.80m x 3.10m
Built-in wardrobes.

Bedroom 3 4.50m x 2.60m

Bedroom 4 2.60m x 2.60m

Bathroom
Vanity w.h.b., press, w.c., bath, tiled floor & surround, electric shower.

Hotpress
Shelved and tiled floor.

OUTSIDE:

- * Garden Shed
- * Outside tap
- * Gated side access
- * Garden to front and rear in lawn

SERVICES:

Mains water, mains sewerage, gas fired central heating, ESB, refuse collection.

INCLUSIONS:

TBC

SOLICITOR:

Fiachra Baynes of Baynes & Co., 155 King St., Dublin 7

BER: C3

BER NO: 115421463

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