



FINE SEMI-DETACHED 4 BEDROOM RESIDENCE

62 Moorefield Park, Newbridge, Co. Kildare, W12 RW63

GUIDE PRICE: € 325,000

BER C3



PSRA Reg. No. 001536

**62 Moorefield Park, Newbridge, Co. Kildare,
W12 RW63**

FEATURES:

- * c. 1,350 sq.ft. (c. 126 sq.m.) of accommodation
- * PVC double glazed window
- * Log cabin (ideal gym/office)
- * PVC fascia/soffits
- * Oil fired central heating
- * South westerly facing rear garden
- * 2 insert Henley stoves
- * Walking distance of Town Centre
- * Close to educational, recreational and shopping facilities
- * Excellent road and rail infrastructure with bus route, motorway and train service

DESCRIPTION:

Moorefield Park is a mature residential development of mainly semi-detached homes situated in a very central location in the Town Centre behind Tesco/Woodies and adjacent to Dunnes Stores. No. 62 is situated second from the end of a cul de sac and the rear of the development. The house contains c. 1,350 sq.ft. (c. 126 sq.m.) of accommodation with the benefit of PVC double glazed windows, oil fired central heating, PVC fascia/soffits, 2 Henley insert stoves, wooden chalet ideal for gym/office, block garden shed and southwest facing rear garden.

The property is only a short walk from the Town Centre with the benefit of pubs, restaurants, banks, post office, schools, churches and superb shopping to include Tesco, Dunnes Stores, Woodies, Penneys, TK Maxx, Lidl, Aldi, Supervalu, DID Electric, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 10 or 12, bus route available from the Main Street and a regular commuter rail service to City Centre either Heuston Station or Grand Canal Dock.

ACCOMMODATION:

Entrance Hall: 4.50m x 2.75m
With cloak closet, tiled floor and understairs storage.

Toilet:
w.c., w.h.b., tiled floor and surround.

Sitting Room: 4.80m x 3.32m
Marble fireplace with insert Henley stove, wall lights and oak floor.

Kitchen/Dining Room: 6.20m x 3.45m
Patio doors to rear garden, marble fireplace, Henley insert stove, built in presses and shelving, part wooden floor, built in ground and eye level kitchen units, s.s. sink unit, extractor, Zanussi electric oven, 4 ring gas hob, tiled surround and storage press.

Utility Room: 3.00m x 2.42m
Plumbed, tiled floor and fitted presses.

Office: 5.25m x 2.43m
With fitted presses.

Bedroom 1: 4.10m x 3.20m
With range of built-in wardrobes and laminate floor.

Bedroom 2: 3.20m x 2.92m
With double built-in wardrobes and laminate floor.

Bedroom 3: 3.04m x 2.87m
With built-in wardrobes and laminate floor.

Bedroom 4: 2.85m x 1.96m
With laminate floor.

Bathroom:
w.c., w.h.b., heated towel rail, bath, electric shower and fully tiled floor and walls.

Attic Space:
Partly floored with folding attic stairs.

OUTSIDE:

Concrete drive to front with landscaped garden to front in lawn, to the rear there is a paved patio area, wooden deck, boiler house, outside tap and garden shed (3.35m x 2.6m with shelving), chalet (4.15m x 2.17m with electricity, ideal for gym/home office).

SERVICES:

Mains water, mains drainage, refuse collection, alarm, broadband and oil-fired central heating

INCLUSIONS:

Oven, hob, extractor, curtains, blinds and light fittings

AMENITIES:

GAA, rugby, soccer, athletics, swimming, canoeing, fishing, basketball, horse riding, golf, hockey and racing at the Curragh, Naas and Puncchestown.

SOLICITOR:

Clarke Jeffers & Co., Unit 4/5, Unit 4/5, The Taney Buildings, 3 Eglinton Terrace, Dundrum, Dublin 14,

BER: C3

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