

FOR SALE

By Private Treaty

3312 Lakeside Park, Newbridge, Co. Kildare, W12 NH72

GUIDE PRICE: €250,000

3 | 1 | 90 Sq.m | BER C

JORDAN

SUPERB 3 BEDROOM END TERRACE RESIDENCE

No. 3312 Lakeside Park extends to c. 90 sq. m/989 sq. ft. The property is in an excellent location in a quiet cul-de-sac and benefits from PVC double glazed windows and gas fired central heating.

Lakeside Park 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 Electrical, 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 12, bus route available from the Main Street and a regular commuter rail service to the city either Heuston Station or Grand Canal Dock within a very short walk. All schools are also within walking distance making this an ideal family home.

The area is renowned for its outstanding recreational and sporting amenities, including GAA, rugby, soccer, golf, athletics, fishing, canoeing, horse riding and a wealth of equestrian pursuits. The Curragh Racecourse, Naas Racecourse and Punchestown Racecourse are all within easy reach, making this one of Ireland's premier locations for those with an interest in equestrian and outdoor pursuits.







Accommodation

Entrance Hall (18.93ft x 5.94ft) 5.77m x 1.81m
Laminate floor.

Living Room (14.27ft x 10.89ft) 4.35m x 3.32m
Laminate floor, coving, feature fireplace with cast iron insert.

Kitchen/Dining Room (17.29ft x 12.73ft) 5.27m x 3.88m
Laminate floor, built-in ground and eye level units, tiled splash back, stainless steel sink, new electric oven and hob, French doors leading to rear garden.

Hot press
Shelved with immersion, recently installed hot water cylinder.

Bedroom 1 (14.30ft x 9.58ft) 4.36m x 2.92m
Built-in closet.

Bedroom 2 (10.83ft x 10.83ft) 3.30m x 3.30m
Built-in closet.

Bedroom 3 (10.73ft x 7.74ft) 3.27m x 2.36m

Bathroom
w.c., w.h.b., electric shower with tiled floor and surround.













Features

- PVC double glazed windows
- Gas fired central heating
- A rated gas boiler
- Vehicular access to rear
- Excellent location within walking distance of all the amenities
- Good road and rail infrastructure
- Short walk to train station



Inclusions

Carpets, light fittings and sofa.

Outside

Low maintenance dashed exterior, southwest facing, fully walled in, block-built fuel store, gated side access to rear garden, rear vehicular access to back lane way, raised flower beds, outside light, outside tap.



Services

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

Negotiator | **Mark Neylon**

T: 045 433550 **E:** mark@jordancs.ie **W:** www.jordancs.ie

Viewings

Strictly by prior appointment only.

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