



**DELIGHTFUL SEMI-DETACHED
4 BEDROOM RESIDENCE**

BER

C1

**62 The Oaks, Newbridge, Co. Kildare,
W12 D297**



PSRA Reg No. 001536

Guide Price: € 249,500

FOR SALE BY PRIVATE TREATY

62 The Oaks, Newbridge, Co. Kildare

FEATURES:

- * Excellent location.
- * Close to Town Centre and shops.
- * c. 1,210 sq.ft. (c. 112.4 sq.m.).
- * External walls pumped with insulation.
- * Oil fired heating from condenser oil burner.
- * Marble fireplace with Boru insert stove.
- * Hardwood double glazed windows.
- * Easy access of the good road and rail infrastructure

DESCRIPTION:

The Oaks is a residential development of semi-detached and detached homes on the southern side of Newbridge between the Main Road and Standhouse Road. No. 62 contains c. 1,210 sq.ft. (c. 112.4 sq.m.) is presented in excellent condition throughout with recently replaced oil fired condenser boiler, hardwood double glazed windows, Boru insert stove and external walls pumped with insulation. The property benefits from car parking to front, side access with gate leading to rear garden with 2 paved patio areas and Barna shed.

Excellent located only a short walk from Tesco's and Main Street with banks, post office, Penneys, Dunnes TX Maxx and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The development is adjacent to Scoil Mhuire Primary School and Cill Mhuire Church.

On entering the house you have entrance hall with toilet and utility off, with sitting room on left with Boru Stove and double doors leading into bright spacious kitchen/ dining with laminate floors, fitted kitchen and patio doors to rear garden. Upstairs there are 4 bedrooms - 2 with built in wardrobes, ensuite and family bathroom. Commuters have the benefit of a good road and rail infrastructure with bus route on Main Road opposite Tesco, M7 Motorway access at Junction 12 and commuter train service direct to City Centre.

ACCOMMODATION:

Hallway 4.70m x 1.10m
with laminate floor

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

Utility Room 2.80m x 2.25m
shelving and plumbed

Sitting Room 4.78m x 3.40m
with marble fireplace, Boru insert stove and double doors leading to

Kitchen/Dining 7.00m x 3.10m
with laminate floor, wood panel ceiling, built in ground and eye level presses, s.s. sink unit, plumbed, integrated water filter, Zanussi electric oven, extractor, ceramic hob, tiled surround and patio doors to rear garden

Bedroom 1 3.76m x 3.88m
with oak floor and built in wardrobes

En-Suite 1
Electric shower, w.h.b., fully tiled floor and walls

Bedroom 3 2.80m x 2.65m
with laminate floor and built in wardrobes

Bedroom 2 3.18m x 3.00m
with oak floor

Bathroom
Electric shower, w.c., w.h.b., bath with shower attachment and fully tiled floor and walls

Bedroom 4 3.20m x 2.10m
with oak floor

Hotpress
shelved with immersion

Attic Space
with stairs partly floored

OUTSIDE:

Parking to front, side access with gate leading to rear garden with 2 paved patio areas and lawn, outside tap, Barna shed.

SERVICES:

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

INCLUSIONS:

Carpets, blinds, light fittings, oven, hob, extractor, Barna shed and curtains (excluding Bedroom 1)

BER: C1
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Edward Street, Newbridge,
Co. Kildare.

T: 045-433550

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