

**FOR SALE BY PRIVATE TREATY**



**4 BEDROOM SEMI DETACHED HOUSE IN NEED OF REFURBISHMENT**

**5 MOOREFIELD PARK,  
NEWBRIDGE,  
CO. KILDARE**

**GUIDE PRICE: €150,000**

## DESCRIPTION

‘Moorefield Park’ is a mature residential development of mainly semi-detached houses, situated in a very central location in the town behind Tescos/Woodies. Only a short walk from schools, church, pubs, restaurants, banks, post office and shops including Penneys, Tesco, Woodies, Dunnes, T. K. Maxx and Whitewater shopping centre with 60 retail outlets foodcourt and cinema. The town has the benefit of good transportation links to the city with the M7 Motorway closeby, bus route and commuter rail service direct to Heuston station and Connolly Station.

Number 5 is a spacious (Circa 136 sq.m/1,469 sq.ft) residence in need of extensive renovations throughout. Accommodation briefly comprises entrance hall, sittingroom, kitchen/diningroom, toilet, 4 bedrooms, utility, office, playroom and family room. It benefits from oil fired central heating, PVC double glazed windows and a walled in rear yard.



## ACCOMMODATION:

Entrance Hall:	4.85m x 2.72m	With laminate floor and closet.
Toilet:		With w.c., w.h.b. and tiled floor.
Sitting Room:	4.8m x 3.39m	With laminate floor, stone fireplace with back boiler and coving.
Kitchen:	3.5m x 3.37m	With laminate floor, built-in presses, plumbed, stainless steel sink, patio door to rear.
Family room:	5.6m x 2.36m	With wood panel ceiling.
Office:	2.29m x 2.02m	
Playroom:	3.95m x 2.76m	
Downstairs shower room:		With w.c., w.h.b., electric shower, fully tiled floor and walls.
Utility:	2.48m x 2.31m	With fitted presses and stainless steel sink.



## UPSTAIRS ACCOMMODATION:

Bedroom 1:	4.7m x 3.1m
Bedroom 2:	3.68m x 3.12m
Bedroom 3:	3.02m x 2.18m
Bedroom 4:	3.02m x 2.72m
Showerroom:	
Hot press:	

With mirrored wardrobes.

Fully tiled with electric shower, w.c., w.h.b.  
Shelved with immersion.

## SPECIAL FEATURES

- Close to Town Centre.
- PVC double glazed windows.
- Walled in yard to rear.
- Spacious property (Circa 1,469 sq.ft).

## SERVICES:

Mains water, oil fired central heating,  
mains drainage, electricity.

## CONTACT DETAILS:

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## VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

**PRICE: €150,000**

**BER: E2**

**BER NO: 106281751**



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