



SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE

258 Moorefield Park, Newbridge, Co. Kildare, W12 DA25

GUIDE PRICE: € 330,000

BER D1



PSRA Reg. No. 001536

**258 Moorefield Park, Newbridge, Co.
Kildare, W12 DA25**

FEATURES:

- * c. 1,573 sq.ft. (c. 146 sq.m.) of accommodation.
- * PVC double glazed windows.
- * Oil fired central heating.
- * PVC fascia/soffits.
- * Overlooking a large green area.
- * Cul de sac of 12 houses.
- * Cream fitted kitchen with vaulted ceiling.
- * Alarm and security sensor lights - front and rear.
- * Close to educational, recreational and shopping facilities.
- * Excellent road and rail infrastructure with bus, motorway and train service.
- * Short walk from the Town Centre.

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. 258 is an ideal family home situated in a quiet neighbourhood in a cul de sac of 12 houses overlooking a large green area. The house contains c. 1,573 sq.ft. (c. 146 sq.m.) of accommodation with the benefit of PVC double glazed windows, tarmacadam and graveled forecourt, cream fitted kitchen, PVC fascia/soffits and oil fired central heating.

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 Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt 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 the City either Heuston Station or Grand Canal Dock.

ACCOMMODATION:

Porch:
Tiled floor and sliding door.

Entrance Hall: 4.25m x 2.05m
With understairs storage.

Guest WC:
w.c., w.h.b., fully tiled floor and walls.

Sitting Room: 4.80m x 3.73m
With laminate floor and fireplace.

Bedroom 4: 4.60m x 2.80m
With laminate floor, recessed lights, vaulted ceiling and wall to wall wardrobes.

Living/Dining Room: 6.00m x 3.14m
Laminate floor, coving and patio doors to;

Conservatory: 2.70m x 2.56m
Tiled floor and door to rear garden.

Kitchen: 5.10m x 2.86m
With cream built-in ground and eye level presses, s.s. sink unit, tiled surround, electric oven, electric hob, extractor, recessed lights and vaulted ceiling.

Utility Room:
Tiled floor and plumbed.

Shower Room:
w.c., w.h.b., corner electric shower, fully tiled floor and walls.

Bedroom 1: 4.17m x 3.64m
With laminate floor and closet.

Bedroom 2: 3.61m x 3.18m
With laminate floor and closet.

Hotpress:
Shelved with immersion.

Bedroom 3: 2.95m x 2.20m
With laminate floor.

Attic Space:
Attic folding stairs, partly floored with light.

OUTSIDE:

Tarmacadam and graveled forecourt. Rear garden in lawn with metal shed, 2 x wooden decks, covered veranda area and outside tap.

SERVICES:

Mains water, mains drainage, refuse collection and oil fired central heating, alarm and security sensor lights – front and rear.

INCLUSIONS:

Oven, hob, extractor, metal shed, carpets and blinds.

SOLICITOR:

TBC

BER: D1

BER NO: 106768930

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