



## SEMI-DETACHED 3 BEDROOM RESIDENCE

198 MOOREFIELD PARK,  
NEWBRIDGE, CO. KILDARE

**GUIDE PRICE: €150,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

198 MOOREFIELD PARK,  
NEWBRIDGE, CO. KILDARE

---

### FEATURES:

- Close to Town Centre.
- Wooden single glazed windows.
- Oil fired central heating.
- Walled in rear garden.
- Walking distance of all the amenities.
- Bus, train and motorway closeby.

### DESCRIPTION:

Jordan Auctioneers are delighted to offer this 3 bedroom semi-detached residence in Newbridge to the market. Moorfield Park is a mature residential development of mainly semi-detached houses, situated in a very central location in the town behind Tesco/Woodies.

No. 198 is a spacious c. 113.4 sq.m. (c. 1,220 sq.ft.) residence in need of extensive renovations throughout. Accommodation briefly comprises entrance hall, sittingroom, kitchen/diningroom, utility, playroom, toilet, 3 bedrooms and bathroom.

Only a short walk from schools, church, pubs, restaurants, banks, post office and shops including Penneys, T.K. Maxx, Tesco, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the bus route available on the Dublin Road, train service from the town direct to the City centre and M7 Motorway access at Junction 10.

### AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

### ACCOMMODATION:

Entrance Hall: 2.1m x 3.55m

With understairs storage.

Sittingroom: 3.65m x 4.25m

With fireplace and coving.

Kitchen/Diningroom: 4m x 3.56m

With s.s. sink unit, fitted presses and plumbed.

Utility: 2.75m x 3.58m

Plumbed.

Playroom: 4.65m x 2.75m

Toilet: w.c., w.h.b, fully tiled

Back Hall:

*Upstairs:*

Bathroom: with w.c., .wh.b., shower, fully tiled.

Bedroom 1: 3.68m x 3.08m

With closet.

Bedroom 2: 4.22m x 3.41m

With closet.

Bedroom 3: 3.18m x 2.32m.

With laminate floor and closet.

Hotpress:

### OUTSIDE:

Gardens to front and rear in lawn, off street parking.

### SERVICES:

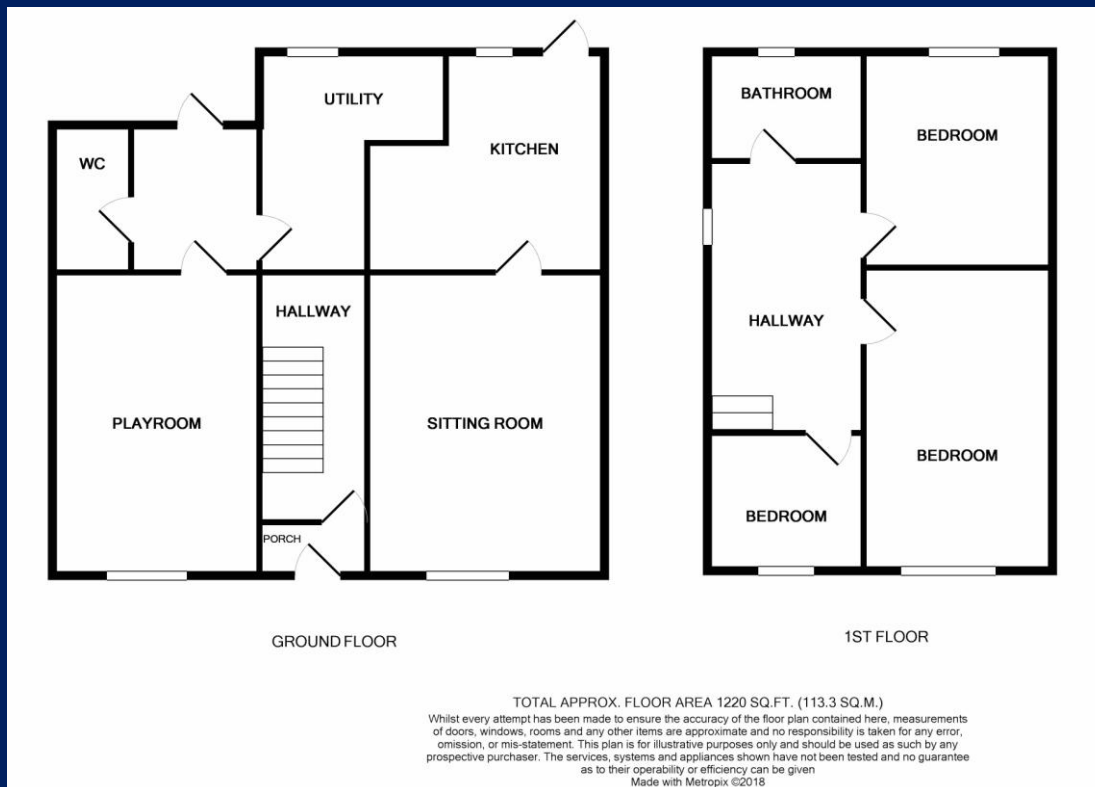
Mains water, mains drainage, refuse collection and oil fired central heating.

BER: E2

BER NO: 106 281 652







**CONTACT:**

**Mark Neylon**

**T: 045-433550**

**E: [mark@jordancs.ie](mailto:mark@jordancs.ie)**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**



**Edward Street, Newbridge, Co. Kildare.**

**T: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.