



SUPERB DETACHED 4 BEDROOM BUNGALOW ON C.0.4 ACRE

RIVERFIELD, GREEN ROAD, NEWBRIDGE, CO. KILDARE W12 A787

Guide Price: €450,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**RIVERFIELD, GREEN ROAD,
NEWBRIDGE, CO. KILDARE, W12 A787**

DESCRIPTION:

Riverfield is a fine detached 4 bedroom bungalow approached by a gravel drive to front standing on c.0.4 Acre with gardens in lawn all enclosed by mature trees and hedges providing a private setting. Built in 1988 and extended in 1997 the house contains c.241 sq. m. (c.2,487 sq. ft.) of spacious accommodation with the benefit of PVC double glazed windows, oil fired central heating from a condenser boiler, external walls pumped with insulation, PVC fascias/soffits and Oak fitted kitchen.

AMENITIES:

The property is only a short walk from all the amenities with pubs, restaurants, banks, post office and superb shopping to include Dunnes Stores, Penneys, T.K. Maxx, Newbridge Silverware, Lidl, Tesco, D.I.D. Electric, Woodies, Supervalu and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Ballymany, bus route from the Green Road and train from town direct to City Centre

ACCOMMODATION:

Hallway 5.15m x 1.95m (16.90ft x 6.40ft)
With Oak floor.

Sitting Room 5.48m x 4.20m (17.98ft x 13.78ft)
With Oak floor and cast-iron fireplace.

Dining Room 5.37m x 3.57m (17.62ft x 11.71ft)
With Oak floor and wall lights.

Family Room 5.47m x 5.25m (17.95ft x 17.22ft)

With maple floor.

Kitchen 5.13m x 3.75m (16.83ft x 12.30ft)
With tiled floor, s.s. sink unit, integrated Whirlpool dishwasher, Whirlpool ceramic hob, Whirlpool extractor unit, Neff Electric double oven, Oak built-in ground and eye - level presses and tiled surround.

Bedroom 1 6.10m x 3.56m (20.01ft x 11.68ft)
With range of built-in wardrobes.

En-Suite 1
With w.c., w.h.b., rainwater shower, recessed lights, tiled floor and surround.

Bedroom 2 3.68m x 2.68m (12.07ft x 8.79ft)

Bedroom 3 3.72m x 2.73m (12.20ft x 8.96ft)
With Oak floor.

Bedroom 4 3.68m x 3.10m (12.07ft x 10.17ft)
With laminate floor and wardrobe.

Bathroom 3.70m x 3.20m (12.14ft x 10.50ft)
With w.c., w.h.b., electric shower, recessed lights, display cabinet, tiled floor and surround

WC
With w.c., w.h.b. and tiled floor.

Utility Room 3.06m x 2.50m (10.04ft x 8.20ft)
With fitted presses, plumbed and tiled floor.

Back Hall: 3.27m x 2.45m (10.73ft x 8.04ft)
With laminate floor

**Airing Cupboard
(Hotpress)**
Walk-in - shelved with immersion.

Attic Storage room & Toilet: c.15 sq. m. (c.162 sq. ft.).

FEATURES:

- Oil heating from condenser boiler.
- PVC double glazed windows.
- External walls pumped with insulation.
- PVC fascias/soffits.
- Oak fitted kitchen with appliances.
- Spacious c.231 sq. m. (c.2,487 sq. ft.).
- Generous c.0.4 Acre site enclosed by mature trees and hedges.
- Excellent location on the Green Road.
- Easy access to Motorway, train and bus.
- Good recreational, shopping and educational closeby.

OUTSIDE:

Approached by a gravel drive to front standing on c.0.4 Acre site with lawns to front and rear, paved patio area, garden shed and south west facing rear garden

SERVICES:

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

SOLICITOR: Coughlan White Solicitors,
Moorefield Road, Newbridge.

BER: D1 BER NO: 110232576

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor, dishwasher, fridge and garden shed.

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VIEWING STRICTLY BY APPOINTMENT
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www.jordancs.ie

