



SUPERB 3 BED DETACHED BUNGALOW IN SOUGHT AFTER LOCATION



Chez Nous, Green Road, Newbridge, Co. Kildare, R56 NC86

GUIDE PRICE: € 380,000



PSRA Reg. No. 001536

**Chez Nous, Green Road, Newbridge, Co.
Kildare, R56 NC86**

DESCRIPTION:

“Chez Nous” is in an excellent location on the sought-after Green Road, within walking distance of all local amenities. Approached by a tarmac driveway to the front, it extends to circa 129 sq.m (1,389 sq.ft) and is presented in very good condition throughout with a high specification to include granite worktops in the kitchen along with mainly Neff integrated appliances. The property benefits from PVC double glazed windows, PVC fascias and soffits and oil fired central heating.

FEATURES:

- * PVC double glazed windows.
- * PVC fascia/soffits.
- * Oil fired central heating.
- * West facing rear garden.
- * Boiler house, tool shed and garage to side.
- * Private enclosed rear garden.
- * Outside tap.
- * Sought after location.
- * Within walking distance of all amenities.
- * Detached garage with electricity.

ACCOMMODATION:

Entrance Hall: 3.25m x 2.22m

Sitting Room: 5.33m x 3.67m
With mahogany fireplace and electric insert.

Kitchen/Dining Room: 6.40m x 3.60m
With tiled floor, cream built in ground and eye level units with tiled splashback, Neff ceramic hob, extractor, Neff double oven, Neff integrated dishwasher, integrated fridge freezer, Franke stainless steel sink.

Living Room: 4.10m x 2.44m
With tiled floor.

Utility Room:
Tiled floor, built-in ground and eye level units, plumbed.

Bedroom 1: 5.80m x 3.50m
With built in wardrobes.

En-Suite:
Fully tiled, w.c., w.h.b. and shower.

Bedroom 2: 3.62m x 2.10m

Bedroom 3: 2.65m x 2.30m
With built in wardrobes.

Bathroom:
Fully tiled, w.c., w.h.b. and bath.

Hotpress:
Shelved with immersion.

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, food court and cinema. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Ballymany (Junction 12), bus route from the Green Road and train from Town direct to Heuston and Grand Canal Dock. The Curragh Plains are also within a short walk of property with c. 4,500 acres of open parkland ideal for walking, cycling or running.

OUTSIDE:

Outside, there is a large, private west-facing rear garden with a paved patio area along with a tool shed and boiler house. There is also a detached garage (5.2m x 3.63m) with electricity.

SERVICES:

Mains water, mains drainage, refuse collection.

BER: C2

BER NO: 115334898

CONTACT:

Mark Neylon
M: 085 1226720 T: 045-433550
E: mark@jordancs.ie

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