



IMMACULATE 2 BEDROOM DUPLEX APARTMENT WITH ATTIC CONVERSION

14 Rosconnell Street, Rickardstown, Newbridge, Co. Kildare, W12 CD50

GUIDE PRICE: € 200,000

BER C2



PSRA Reg. No. 001536

**14 Rosconnell Street, Rickardstown,
Newbridge, Co. Kildare, W12 CD50**

FEATURES:

- * Hardwood double glazed windows
- * Designated carparking
- * Gas fired central heating
- * Open fire
- * In immaculate condition
- * Close to all amenities
- * Central location

DESCRIPTION:

14 Rosconnell Street is a spacious 2 bedroom duplex apartment with attic conversion within walking distance of Newbridge Town Centre. This apartment offers 98.5 sq.m. (1,060 sq.ft.) of living space with separate kitchen/dining from livingroom, double glazed windows and designated parking.

Newbridge offers a wealth of amenities on your doorstep with good schools, pubs, restaurants and shopping including Penneys, Dunnes, Tesco, TK Maxx, Lidl, Aldi and the 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, bus route and regular commuter rail service direct to City Centre.

ACCOMMODATION:

Entrance Hall 4.00m x 0.98m
lamine floor

Utility Room
plumbed, storage closet with sliding doors

Toilet
w.c., vanity w.h.b., heated towel rail, fully tiled

Living Area 3.54m x 3.37m
marble fireplace, open fire, French doors to balcony,
wooden floor, built in shelving and presses

Kitchen/Dining Room 3.54m x 3.48m
lamine floor, built in ground and eye level high gloss
units, s.s. sink, tiled splashback, electric oven, 5 ring gas
hob, integrated fridge/freezer, door to balcony

UPSTAIRS:

Bedroom 1 3.93m x 3.50m
carpet, sliding wardrobe

Bedroom 2 3.47m x 3.00m
carpet, sliding wardrobes

Bathroom 3.80m x 2.20m
fully tiled, bath, w.c., w.h.b., heated towel rail

Hotpress
shelved with immersion

Attic Room 5.68m x 2.72m
carpet, with sliding wardrobe

OUTSIDE:

Designated carparking and landscaped, communal grounds with bin storage area and own-door storage shed.

SERVICES:

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

INCLUSIONS:

Carpets, blinds, light fittings, electric oven, gas hob and integrated fridge/freezer

SOLICITOR:

McCormack Solicitors, 4 McElwain Terrace, Station Road,
Newbridge, Co. Kildare

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