



SEMI-DETACHED 3 BEDROOM RESIDENCE IN TOWN CENTRE LOCATION

915 MOOREFIELD CRESCENT, NEWBRIDGE, CO. KILDARE, W12 NC86

GUIDE PRICE: € 270,000



PSRA Reg. No. 001536

**915 Moorefield Crescent, Newbridge, Co.
Kildare, W12 NC86**

FEATURES:

- * Excellent central location
- * Semi-circle of houses overlooking large green area
- * Short walk from the town centre
- * Oil fired central heating
- * PVC double glazed windows
- * Excellent road and rail infrastructure closeby
- * Superb educational, recreational and shopping facilities
- * c. 1,200 sq.ft. (c. 111.48 sq.m.) of accommodation

DESCRIPTION:

915 Moorefield Crescent is a spacious semi-detached 3 bedroom residence located in a semi-circle of 25 houses overlooking a large green area. Situated in an excellent sought-after location in the Town Centre opposite Tesco, only a short walk from the Town Centre with pubs, restaurants, banks, schools, post office and superb shopping.

The house was extended and contains c. 1,200 sq.ft. (c. 111.48 sq.m.) of accommodation with the benefit of oil-fired central heating, PVC double glazed windows, alarm, overlooking a large green area, paved patio area and metal garden shed.

There is superb shopping in town with Tesco, Dunnes Stores, Penneys, TK Maxx, Lidl, Aldi, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The town has the benefit of excellent road and rail infrastructure with the bus route available from outside the property, M7 Motorway access at Junction 12 and train service direct to the City Centre either Grand Canal Dock or Heuston Station.

Local sporting activities include rugby, GAA, soccer, hockey, basketball, athletics, canoeing, horse riding, golf, leisure centres and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Porch :
with tiled floor and sliding patio door

Entrance Hall :

Sitting Room : 4.50m x 3.87m
into bay window, wall lights, mahogany surround
fireplace with marble insert (back boiler) and understairs
closet.

Kitchen : 4.85m x 1.80m
tiled floor, built-in ground and eye level presses, plumbed,
s.s. sink unit, tiled surround, extractor and double doors
leading to :

Dining Room : 3.60m x 3.40m
with wall lights.

Conservatory : 4.15m x 1.80m
with tiled floor.

Back Hall : 0.90m x 4.70m

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

Bedroom 3 : 2.65m x 2.55m

Living Room/Bedroom : 3.75m x 3.60m
tiled fireplace with stove, storage closet and w.h.b.

UPSTAIRS :

Bedroom 1 : 3.85m x 2.70m
with double-built in wardrobes.

Bedroom 2 : 2.00m x 3.30m

Bathroom :
w.c., vanity w.h.b., corner electric shower, hot press and
fully tiled floor and walls.

OUTSIDE:

Tarmacadam drive to front with garden to front, rear yard
with paved patio area and metal garden shed.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

Myles C. Murphy
Station Road
Newbridge
Co. Kildare

BER: F

BER NO: 104427604

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