



**3 BEDROOM SEMI DETACHED RESIDENCE  
IN SOUGHT AFTER LOCATION**



**903 MOOREFIELD CRESCENT,  
NEWBRIDGE, CO. KILDARE, W12 XF67**

**Guide Price: € 210,000**



**PSRA Reg No. 001536**

## FOR SALE BY PRIVATE TREATY

**903 Moorefield Crescent, Newbridge, Co. Kildare, W12 XF67**

### FEATURES:

- In a sought after location close to Town.
- Spacious property extending to circa 126.5 sq.m (circa 1,362 sq.ft).
- South facing rear garden.
- Double glazed windows throughout.
- Tarmacadam driveway with off street parking.
- Within walking distance of all local amenities.

### DESCRIPTION:

903 The Crescent is a spacious (circa 126.5 sqm/1,362 sq.ft) semi detached residence situated in a sought after development of just 25 houses all overlooking a large green area. The property has been extensively extended and benefits from double glazed windows, dual heating, tarmacadam drive and a south facing rear garden. The property could benefit from some modernisation.

### AMENITIES:

Local amenities include GAA, Rugby, soccer, fishing, horseriding, canoeing, golf, leisure centres, hockey, swimming and horse racing in the Curragh, Naas and Punchestown.

### ACCOMMODATION:

#### Hallway

With laminate floor.

**Sitting Room** 6.16m x 3.90m (20.21ft x 12.80ft)

Tiled fireplace with back boiler, fitted presses.

**Bedroom 3** 4.45m x 1.67m (14.60ft x 5.48ft)

Wood pannelled wall & ceiling, laminate floor.

#### Store Room/Office

**Kitchen** 3.73m x 3.36m (12.24ft x 11.02ft)

With laminate floor, stainless steel sink

**Pantry** 3.86m x 1.06m (12.66ft x 3.48ft)

Plumbed

**Dining Room** 3.56m x 4.62m (11.68ft x 15.16ft)

Laminate floor, recessed lights, double doors to conservatory.

**Conservatory** 2.75m x 4.14m (9.02ft x 13.58ft)

French doors to rear.

#### Utility Room

Plumbed

**Bathroom** 3.50m x 1.57m (11.48ft x 5.15ft)

W.c., electric shower, vanity w.h.b., press, fully tiled floor and walls.

**Bedroom 1** 4.00m x 2.76m (13.12ft x 9.06ft)

Built in wardrobe.

**Bedroom 2** 3.30m x 2.33m (10.83ft x 7.64ft)

Laminate floor

**Shower Room** 2.43m x 2.36m (7.97ft x 7.74ft)

With w.h.b., w.c., shower and laminate floor.

### OUTSIDE:

Large driveway to the front with off street parking. South facing rear garden.

### SERVICES:

Dual solid fuel/Oil fired central heating.

Electricity.

Mains water.

Mains sewerage.

### INCLUSIONS:

Carpets, curtains, blinds, light fittings.

BER: G

BER NO: 107908477

### SOLICITOR:

Dawson O'Toole Solicitors, 6 McElwain Terrace, Newbridge, Co. Kildare.



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