



**3 BEDROOM END TERRACE RESIDENCE IN CENTRAL LOCATION**

**2585 Dara Park, Newbridge, Co. Kildare, W12 AK27**

**GUIDE PRICE: € 234,950**



**PSRA Reg. No. 001536**

2585 Dara Park, Newbridge, Co. Kildare,  
W12 AK27

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**FEATURES:**

- \* Presented in excellent condition throughout.
- \* Solid fuel heating.
- \* PVC double glazed windows to front, hardwood single glazed to rear.
- \* PVC fascia and soffits.
- \* End house.
- \* Gated rear access.
- \* Large west-facing rear garden.

**DESCRIPTION:**

No. 2585 is an end house with a rear extension presented in excellent condition throughout. Situated in Dara Park within walking distance of all local shops, schools, church, restaurants, pubs, Tesco, Dunnes, Penneys and Whitewater Shopping Centre. Located in the thriving town of Newbridge which is ideal for commuters with an excellent road and rail service direct to the City Centre and M7 Motorway just a short drive away.

**ACCOMMODATION:**

Entrance Hall: 4.11m x 1.81m  
With laminate floor.

Sitting Room: 3.03m x 4.12m  
With laminate floor, stove and feature fireplace.

Kitchen/Dining: 5.00m x 3.36m  
With tiled floor, cream built-in ground and eye level units, Creda cooker and Wamster solid fuel stove.

Shower Room:  
Wet room with w.c., w.h.b. and electric shower.

***UPSTAIRS***

Bedroom 1: 2.92m x 3.06m  
With fitted wardrobes.

Bedroom 2: 2.81m x 4.09m

Bedroom 3: 2.20m x 2.06m

Bathroom:  
Fully tiled, w.c., w.h.b., bath with shower attachment.

**OUTSIDE:**

Fuel shed, tool shed, cobble loc patio and gated rear access.

**SERVICES:**

Mains water, mains drainage, electricity, solid fuel heating, refuse collection.

**INCLUSIONS:**

Carpets, curtains, blinds, light fittings, cooker.

**SOLICITOR:**

TBC

**BER: F**

**CONTACT:**

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





**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

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