



**SUPERB HIGH SPEC. 4 BEDROOM SEMI DETACHED RESIDENCE WITH 2 ENSUITES
AND LARGE SOUTH-WEST FACING REAR GARDEN**

212 Roseberry Hill, Roseberry, Newbridge, Co. Kildare, W12 X771

GUIDE PRICE: € 360,000



PSRA Reg. No. 001536

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FEATURES:

- * Very high specification including granite worktops and marble tiles in hall & kitchen
- * Energy efficient property, eligible for 'Green Mortgage'
- * B3 Rating
- * 2 En-suites
- * c. 119 sq.m. / c. 1,281 sq.ft.

DESCRIPTION:

This superb 4-bedroom semi-detached residence containing c. 119 sq.m. (c. 1,281 sq.ft.) of accommodation benefits from a very high specification and a range of desirable features including marble tiles in the hallway and kitchen, granite worktops, Villeroy and Boch Belfast sink, 2 en-suites and a large south-west facing rear garden. Situated in a cul-de-sac within walking distance of all amenities, the property is in a very desirable location. This is an ideal family home and benefits from a B3 BER rating making it eligible for a green mortgage.

Roseberry Hill is a sought-after development which has the benefit of a Centra convenience store and creche on site and adjacent to a primary school. Commuters have the benefit of an excellent road and rail infrastructure with the train service only a 10 minute walk from the property offering a regular commuter rail service to the City either Grand Canal Dock or Heuston Station along with the bus route from Town and M7 Motorway access at Junction 10 or 12. Newbridge offers a wealth of amenities on your doorstep with restaurants, pubs, schools, banks, post office and superb shopping to include Tesco, Dunnes Stores, Woodies, Penneys, TK Maxx, Lidl, Aldi, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

ACCOMMODATION:

Entrance Hall : 4.80m x 1.90m
With marble tiles, coving, understairs storage.

Guest WC :
Fully tiled, w.c., w.h.b.

Sitting Room : 5.60m x 3.33m
With wooden floor, sandstone fireplace with gas insert, fitted storage units, double doors leading to;

Kitchen/Dining Room : 6.30m x 3.75m
With marble tiles, granite worktops, cream built-in ground and eye level units, Villeroy & Boch Belfast sink, granite splashback, electric oven, gas hob, extractor, integrated dishwasher, french doors to rear.

Utility Room :
Marble floor, cream fitted units, plumbed.

UPSTAIRS

Bedroom 1 : 3.90m x 3.40m
Double built-in wardrobe.

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

Bedroom 2 : 3.40m x 3.40m
Built-in wardrobe.

En-Suite 2 :
Fully tiled, w.c., w.h.b., shower.

Bedroom 3 : 2.75m x 2.55m
Built-in wardrobes.

Bedroom 4 : 3.00m x 2.75m
Built-in wardrobes.

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

Hotpress :
Shelved.

OUTSIDE:

Large south-west facing rear garden, cobble loc drive to front, gated side access.

SERVICES:

Mains water, mains drainage, refuse collection.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: B3

BER NO: 117412957

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