

FOR SALE

Substantial Detached Residence

Roseberry, Newbridge, Co Kildare



Location

Newbridge is situated some 38 kilometres from Dublin City Centre 17 kilometres from Naas and is one of the largest urban centres in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past ten years and the general area serves as an important commercial and services centre for the county. Transport facilities from the town are excellent for both road and rail with frequent connections to Dublin, Cork and Galway. Local amenities within the town include shopping, educational and recreational facilities all in abundance. The subject property is located at Roseberry within a quiet cul de sac of similar type properties; within a short distance of Newbridge College the town centre and all its amenities.

Description

The subject property comprises a substantial two storey dormer style detached family residence on a site area of circa 0.75 acres. The property is presented in excellent condition throughout and has been maintained to a high standard by its current owners. The accommodation is generous in proportion and is well laid out throughout and is arranged to comprise, entrance hall, study, kitchen/breakfast room with maple kitchen units and AGA, living room with gas fire and bar, dining room with gas fire, conservatory, utility room, office, two bedrooms with master ensuite and a main bathroom. First floor accommodation is arranged to provide five double bedrooms with main bathroom and showeroom. The property has landscaped gardens to the front and a large tarmac area to side and rear. A substantial garage is situated to the rear in addition to a number of out buildings. The property is serviced by mains water, septic tank sewage and has an oil fired central heating system in addition to a number of gas fires which are operated by an independent gas system. The windows of the property are a combination of PVC and aluminium double glazed throughout. The property is accessed via automated double gates with camera system. TV and IT cabling are in abundance throughout the property.

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Price

We are instructed to seek offers in the region of €500,000

Building Energy Rating

C2 – BER No: 107972697

Viewing

Highly Recommended by appointment only

Further Information

Darac O'Neill

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Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Ground Floor	295.0	3174
First Floor	158.02	1700
Outbuildings	153.29	1649
Total	606.31	6524

Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.

DISCLAIMER

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