



**DETACHED 3 BEDROOM BUNGALOW IN CENTRAL LOCATION**

**21 Langton Park, Newbridge, Co. Kildare, W12 X520**

**GUIDE PRICE: € 290,000**



**PSRA Reg. No. 001536**

**21 Langton Park, Newbridge, Co. Kildare,  
W12 X520**

**FEATURES:**

- \* PVC doubled glazed windows
- \* PVC fascias and soffits
- \* Oil fired central heating
- \* Private rear garden not overlooked
- \* Situated at the end of a cul-de-sac

**DESCRIPTION:**

No. 21 is set in Langton Park a mature residential development situated on the Green Road in Newbridge only a short walk from all the amenities including shops, schools, churches, banks, post offices etc. situated on the Green Road with the bus route closeby, M7 Motorway access at Junction 12 and train service from Town direct to the City Centre either Grand Canal Dock or Heuston Station.

The property situated at the end of a cul de sac contains 960 sq.ft. (c. 89 sq.m.) of accommodation with the benefit of PVC double glazed windows, oil fired central heating, PVC fascias/soffits and private rear garden, not overlooked.

Newbridge is a vibrant commercial and residential town which has developed significantly in the last two decades with excellent amenities and facilities including schools, churches, pubs, restaurants, banks and superb shopping to include Tesco, Dunnes Stores, Penneys, Lidl, Aldi, TK Maxx, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Curragh Plains is only a short walk from the property, ideal for running, cycling or walks along with other sporting activities including rugby, soccer, GAA, basketball, hockey, athletics, swimming, canoeing, fishing, horse riding, golf and racing in the Curragh, Punchestown and Naas.

**ACCOMMODATION:**

Entrance Hall : 4.38m x 1.70m  
With laminate floor and coving.

Sitting Room : 6.40m x 3.58m  
With coving, feature fireplace with gas insert.

Kitchen/Dining Room : 4.50m x 3.40m  
With built-in ground and eye level units, stainless steel sink, Belling electric oven, Belling hob and extractor.

Bathroom :  
Fully tiled wet room with w.c., w.h.b. and electric shower.

Bedroom 1 : 4.33m x 3.22m  
With coving.

Bedroom 2 : 3.35m x 2.12m

Bedroom 3 : 3.35m x 2.70m

**OUTSIDE:**

Block built shed (5.3x3.65).

**SERVICES:**

Mains water, mains drainage, refuse collection.

**INCLUSIONS:**

TBC

**SOLICITOR:**

TBC

**BER:** E1

**BER NO:** 116855008

**CONTACT:**

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