



SUPERB TERRACED 3 BEDROOM RESIDENCE

219 Roseberry Hill, Roseberry, Newbridge, Co. Kildare, W12 YH31

GUIDE PRICE: € 285,000



PSRA Reg. No. 001536

**219 Roseberry Hill, Roseberry, Newbridge,
Co. Kildare, W12 YH31**

FEATURES:

- * Double glazed windows.
- * Gas fired central heating.
- * Quiet cul de sac of 16 houses.
- * Brick/stone/rendered exterior.
- * High gloss fitted kitchen.
- * Gas fired central heating.
- * Benefit of a creche and convenience store on site.
- * Excellent road and rail infrastructure with bus, train and motorway.
- * Excellent educational, recreational and shopping facilities.

DESCRIPTION:

No. 219 Roseberry Hill is a superb modern 3 bedroom terraced residence with a green area to front. Built circa 2006 the house is presented in excellent condition containing c. 1,050 sq.ft. (c. 97.5 sq.m.) of accommodation with the benefit of double-glazed windows, gas fired central heating, high gloss fitted kitchen and built-in wardrobes in 3 bedrooms. 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:
With coving and tiled floor.

Sitting Room: 5.00m x 4.67m
Laminate floor, sandstone fireplace, gas fire, 2 large display cabinets, coving and french doors leading to rear garden.

Kitchen: 5.00m x 3.44m
With tiled floor, s.s. sink unit, high gloss built-in ground and eye level presses, extractor, 5 ring gas hob, Belling electric double oven.

Utility Room:
Plumbed, tiled floor and press.

Guest WC:
w.c., w.h.b. and tiled floor.

Bedroom 1: 3.74m x 3.46m
With built-in wardrobes.

En-Suite:
w.c., w.h.b., tiled floor and shower.

Bedroom 2: 3.50m x 3.17m
With laminate floor, range of built-in wardrobes and access to bathroom.

Bathroom:
w.c., w.h.b., bath with shower attachment, tiled floor and surround.

Hotpress:
Shelved with immersion.

Bedroom 3: 2.70m x 2.15m
With built-in wardrobes.

Attic:
Attic access with folding attic stairs.

OUTSIDE:

Rear garden in lawn, outside tap, Barna shed and rear pedestrian access.

SERVICES:

Mains waters, mains drainage, refuse collection, gas fired central heating, alarm.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, Barna shed, oven, hob and extractor.

SOLICITOR:

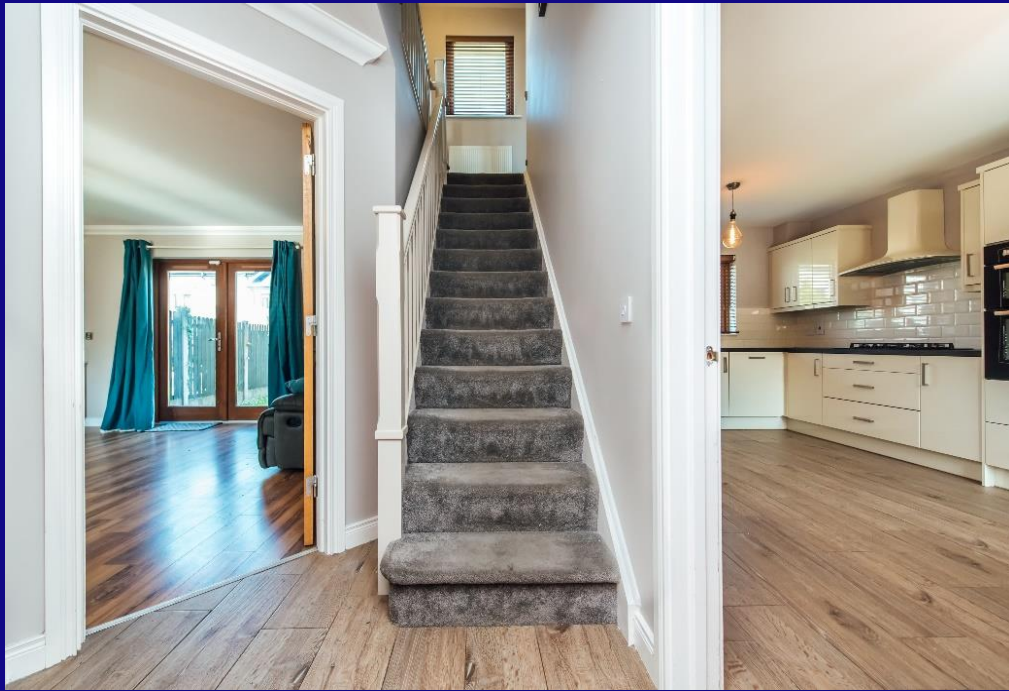
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