



**DETACHED RESIDENCE ON LARGE CORNER SITE IN SOUGHT-AFTER LOCATION**

**22 Moore Avenue, Newbridge, Co. Kildare, W12 TR20**

**GUIDE PRICE: € 470,000**



**PSRA Reg. No. 001536**

**22 Moore Avenue, Newbridge, Co. Kildare,  
W12 TR20**

---

**FEATURES:**

- \* Bricked/dashed exterior.
- \* Cobble loc drive.
- \* PVC double glazed windows.
- \* PVC fascia/soffits.
- \* Detached Garage (7.6m x 4.35m) (up & over).
- \* Large corner site.
- \* Vehicular side access.
- \* c. 163 sq.m./1,755 sq.ft. of spacious accommodation.
- \* 2 en-suites.

**DESCRIPTION:**

‘Moore Avenue’ is a small residential development of 29 houses in an excellent sought after location adjacent to Tesco only a short stroll from the Main Street. No. 22 is a very spacious detached residence on a large corner site with detached garage to the rear. It benefits from oil fired central heating, PVC double glazed windows, vehicular side access and comes to the market in very good condition. Accommodation comprises of Entrance Hall, Sitting Room, Family Room, Kitchen/Dining Room, Utility Room, Guest Toilet, 4 Bedrooms, Family Bathroom and 2 en-suites. The property extends to circa 163 sq.m./1,755 sq.ft.

This is a superb location within walking distance of all the amenities including schools, churches, banks, post office, restaurants, pubs and shops including such retailers as TK Maxx, Tesco, Penneys, Woodies, Dunnes, Lidl, Aldi, Supervalu, Newbridge Silverware and Whitewater Shopping Centre. Good transportation links exist to the City with bus route from Main Street, commuter rail service and M7 Motorway access at Junction 10. Local sporting activities include GAA, golf, rugby, soccer, hockey, basketball, swimming, canoeing, horse riding, fishing, leisure centre and horse racing.

**ACCOMMODATION:**

Entrance Hall : 6.05m x 1.07m  
With laminate floor, coving and recessed lights.

Sitting Room : 6.25m x 3.70m  
Into bay with laminate floor, coving, wall lights, marble fireplace with cast iron insert.

Family Room : 5.35m x 3.05m  
With laminate floor, coving, mahogany fireplace with cast iron insert.

Kitchen/Dining Room : 8.06m x 3.57m  
Tiled/laminate floor, coving, built-in ground and eye level units, stainless steel sink, tiled splash back, electric oven, hob, extractor, sliding patio door to rear garden.

Utility Room :  
Tiled floor, plumbed, built-in ground and eye level units.

Guest WC :  
w.c., w.h.b., laminate floor.

**UPSTAIRS**

Bedroom 1 : 5.38m x 3.75m  
Double built-in wardrobes.

En-suite:  
Electric shower, w.c., w.h.b., tiled floor and surround.

Bedroom 2 : 4.20m x 4.50m  
Double built-in wardrobes and coving.

En-suite:  
Pump shower, w.c., w.h.b., tiled floor and surround.

Bedroom 3 : 3.55m x 2.65m  
Built-in wardrobes.

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

Bedroom 4 : 3.58m x 2.68m

Hotpress :  
Shelved with immersion.

**OUTSIDE:**

Paved patio area, outside tap and detached garage.

**SERVICES:**

Mains water, mains drainage, refuse collection, oil fired central heating, alarm.

**INCLUSIONS:**

TBC

**SOLICITOR:**

TBC

**BER: C1**

**BER NO: 104971072**

**CONTACT:**

Mark Neylon  
M: 085 122 6720 | T: 045-433550 | E: [mark@jordancs.ie](mailto:mark@jordancs.ie)









**Edward Street,  
Newbridge,  
Co. Kildare**

**T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)**



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.