



FINE SEMI-DETACHED 4 BEDROOM RESIDENCE

22 Moorefield Park, Newbridge, Co. Kildare, W12 X062

GUIDE PRICE: € 300,000

BER D2



PSRA Reg. No. 001536

**22 Moorefield Park, Newbridge, Co. Kildare,
W12 X062**

FEATURES:

- * c. 1,400 sq.ft. (c. 130 sq.m.) of accommodation
- * Standing on a substantial site of c. 0.18 acre
- * Workshop
- * Private south westerly facing garden
- * PVC double glazed windows
- * Oil fired central heating
- * 4 bedrooms
- * Central location

DESCRIPTION:

Moorefield Park is a mature residential development of mainly semi-detached homes situated in a very central location in the town centre behind Tesco/Woodies and adjacent to Dunnes Stores. No. 22 is a fine semi-detached 4 bedroom residence containing c. 1,400 sq.ft. (c. 130 sq.m.) with the benefit of PVC double glazed windows, oil fired central heating, PVC fascia/soffits and substantial rear garden on c. 0.18 acre with workshop. The property is only a short walk from the town centre with the benefit of pubs, restaurants, banks, post office, schools, churches and superb shopping to include Tesco, Dunnes Stores, Woodies, Penneys, TK Maxx, Lidl, Aldi, SuperValu, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 10 or 12, bus route available from the main street and regular commuter rail service direct to the City Centre either Heuston Station or Grand Canal Dock.

AMENITIES:

GAA, rugby, soccer, athletics, swimming, canoeing, fishing, basketball, horse riding, golf and racing in Newbridge, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall: 5.00m x 1.26m
With coving and cloak closet.

Toilet:
w.c., w.h.b. and tiled floor.

Sitting Room: 4.90m x 3.40m
Fireplace with open fire, coving, wall lights and sliding doors to;

Dining/Living Room: 6.30m x 4.04m
With solid fuel stove and coving.

Kitchen: 4.85m x 2.35m
Oak built-in ground and eye level presses, s.s. sink unit, plumbed and tiled surround.

Store: 2.35m x 3.7m
With oil boiler.

UPSTAIRS

Bedroom 1: 4.10m x 3.10m
With double in wardrobes and coving.

Bedroom 2: 3.35m x 3.10m
With built-in wardrobes and coving.

Bedroom 3: 3.08m x 2.62m
With built-in wardrobes.

Bedroom 4: 3.06m x 2.26m
With built-in wardrobes.

Shower Room:
Corner shower, w.c., w.h.b. and fully tiled floor and walls.

Hotpress:
Shelved with immersion.

OUTSIDE:

Concrete driveway to front with gated side access leading to rear. Gardens to front and substantial garden to rear in lawn with shrubs, trees, flower beds, hedges etc. The property stands on a substantial site of c. 0.18 acre with a workshop to rear (7.11 x 3.41) with electricity. There is also an outside tap and fuel store.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds and light fittings.

SOLICITOR:

Paul Ferris & Co., Poplar Square, Naas. Co. Kildare.

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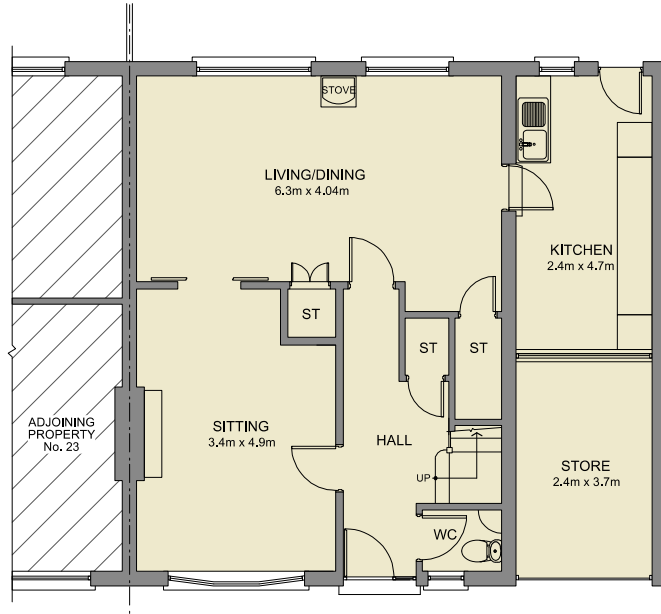
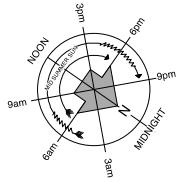
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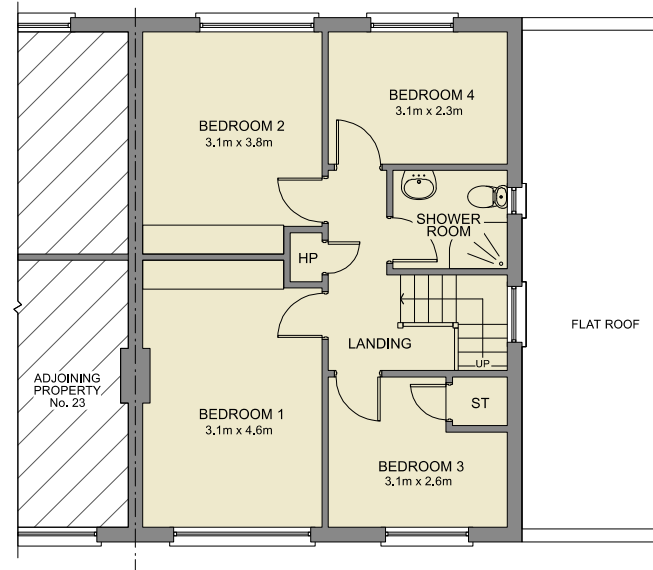
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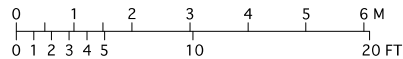




GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROSS INTERNAL FLOOR AREA (approx): 130 sqm (1,400 sqft)

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