



SUPERB FIRST FLOOR 2 BEDROOM APARTMENT

Apartment 24, Abbey Manor, Roseberry, Newbridge, Co. Kildare, W12 FH32

GUIDE PRICE: € 240,000



PSRA Reg. No. 001536

**Apartment 24, Abbey Manor, Roseberry,
Newbridge, Co. Kildare, W12 FH32**

DESCRIPTION:

Abbey Manor is a modern residential development of houses and apartments built in 2006 in a semi-circle overlooking a green area with ample car parking. This is a sought after location adjacent to Newbridge College and only a short walk to the town centre. The property is a superb first floor 2 bedroom apartment c. 787 sq.ft. (c. 73 sq.m.) of accommodation in excellent condition throughout with the benefit of gas fired central heating, 2 bedrooms, 2 bathrooms, double glazed windows and balcony. Excellently located within walking distance of all amenities including schools, churches, banks, post office, pubs, restaurants and excellent shopping to include Penneys, TK Maxx, Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The town has the benefit of an excellent road and rail infrastructure with the bus route available from the main street, M7 Motorway access at Junction 10 and train service from town direct to the City Centre either Grand Canal Dock or Heuston Station. Local amenities include rugby, soccer, hockey, basketball, swimming, canoeing, fishing, leisure centre, golf, horse riding and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Kitchen/Dining/Living: 7.45m x 4.82m
Oak shaker built-in ground and eye level presses, part tiled floor, integrated dishwasher, s.s. sink unit, electric oven, gas hob, tiled surround, extractor, integrated fridge/freezer, washing machine, dryer and patio door to balcony.

Bedroom 1: 3.78m x 3.67m
With built in wardrobes.

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

Bedroom 2: 3.68m x 2.70m
With built-in wardrobes.

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

Store Room / Linen Cupboard:

FEATURES:

- * Excellent sought after location close to town.
- * Small development of 32 units.
- * Double glazed units.
- * Gas fired central heating.
- * First floor 2 bedroom apartment.
- * c. 787 sq.ft. (c. 73 sq.m.)
- * Excellent educational, recreational and shopping facilities closeby.
- * Excellent road and rail infrastructure with bus, motorway and train.

OUTSIDE:

Balcony to front, car parking, communal gardens.

SERVICES:

Electricity, mains water, mains sewer, gas fired central heating.

MANAGEMENT FEE:

€1,150 Per Annum.

INCLUSIONS:

TBC

SOLICITOR:

Joynt & Crawford, 8 Anglesea Street, Dublin 2.

BER: C3

CONTACT:

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