



4 BEDROOM SEMI-DETACHED RESIDENCE

28 Acorn Downs, Newbridge, Co. Kildare, W12 WE22

GUIDE PRICE: € 330,000



PSRA Reg. No. 001536

**28 Acorn Downs, Newbridge, Co. Kildare,
W12 WE22**

FEATURES:

- * Double glazed windows
- * Oil fired central heating
- * 4 bedrooms
- * Rear garden not overlooked
- * In very good condition
- * Close to Town Centre

DESCRIPTION:

No. 28 Acorn Downs is a 4 bedroom semi-detached residence presented in very good condition throughout. The property extends to c. 114.82 sq.m. (c. 1,236 sq.ft.) and benefits from PVC double glazed windows, concrete drive, side access with gate, oil fired central heating and private rear garden which is not overlooked. Acorn Downs is a residential development of semi-detached and detached homes situated on the southern side of Newbridge within walking distances of the town centre and all its amenities.

AMENITIES:

Newbridge offers a wealth of amenities on your doorstep with schools, banks, post office, restaurants, pubs and superb shopping including TK Maxx, Penneys, Tesco, Dunnes, Woodies, Supervalu, Newbridge Silverware, Aldi, Lidl and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

ACCOMMODATION:

Hallway 4.80m x 1.11m
oak floor, coving

Sitting Room 4.80m x 3.40m
with parquet floor, mahogany fireplace with tiled inset,
coving and double doors to

Dining Room 3.17m x 3.15m
with parquet floor, coving, French doors to garden

Kitchen 3.17m x 3.75m
with tiled floor, s.s. sink, plumbed, oak built in ground and
eye level presses, electric oven, electric hob, extractor and
tiled surround

Toilet
w.c., w.h.b., fully tiled

Utility Room 2.28m x 2.95m
tiled floor, oil burner, fitted press, plumbed, back door

Bedroom 1 3.80m x 3.88m
with carpet and built in wardrobe

En-suite
with w.h.b., toilet and shower, fully tiled

Bedroom 3 3.17m x 2.73m
with carpet and sliding mirrored wardrobe

Hotpress
shelved with immersion

Bedroom 2 2.86m x 2.70m
with carpet and built in wardrobe

Bedroom 4 2.10m x 3.40m
with carpet

Bathroom
with w.c., w.h.b., bath, electric shower, fully tiled floor and
walls

OUTSIDE:

Garden to front and rear, concrete drive, side access with
gate, outside tap, paved patio and shed

SERVICES:

Mains water, mains sewerage, oil fired central heating, ESB,
refuse collection

INCLUSIONS:

Electric oven, electric hob, extractor, curtains, carpets and
light fittings

SOLICITOR:

Sarah McCable, McCabe Solicitors, Rathcoole

BER: C1

BER NO: 100732130

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