



**SPACIOUS 3 BEDROOM SEMI DETACHED ENERGY EFFICIENT HOME**

**282 Roseberry Hill, Roseberry, Newbridge, Co. Kildare, W12 X228**

**GUIDE PRICE: € 330,000**



**PSRA Reg. No. 001536**

**282 Roseberry Hill, Roseberry, Newbridge,  
Co. Kildare, W12 X228**

**FEATURES:**

- \* B3 Rating
- \* Eligible for "Green Mortgage"
- \* Oak doors internally
- \* 2 En-suites
- \* c. 1,206 sq.ft. of accommodation
- \* Double glazed windows
- \* Gas central heating
- \* Built-in wardrobes in 3 bedrooms
- \* In excellent condition
- \* South-west facing rear garden
- \* Side access with gate
- \* Pull down attic stairs

**DESCRIPTION:**

No. 282 Roseberry Hill is an exceptionally spacious energy efficient 3-bedroom semi-detached residence with 2 en-suites. Built circa 2008, the house is presented in excellent condition containing c. 1,206 sq.ft. (c. 112 sq.m.) of accommodation with the benefit of double-glazed windows, gas fired central heating, and built-in wardrobes in 3 bedrooms. The property benefits from a B3 BER rating which will qualify for a "Green Mortgage". 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:**

Hallway : 5.20m x 1.95m  
Laminate flooring, understairs.

Guest WC :  
w.c., w.h.b., plumbed, fitted press.

Sitting Room : 5.33m x 3.85m  
Into bay window, laminate floor, coving, fireplace,  
door to;

Dining Room : 2.90m x 3.85m  
Laminate floor, french doors.

Kitchen : 3.00m x 4.27m  
Built-in ground and eye level presses, s.s. sink unit,  
electric oven, gas hob, extractor.

**UPSTAIRS**

Bathroom :  
w.c., w.h.b., bath with shower attachment.

Bedroom 1 : 3.46m x 4.80m  
Range of built-in wardrobes, bay window

En-Suite :  
w.c., w.h.b., shower.

Hotpress :  
Shelved with immersion.

Bedroom 2 : 3.75m x 3.25m  
With built-in wardrobes.

En-Suite :  
w.c., w.h.b., shower.

Bedroom 3 : 2.80m x 2.30m  
With built-in wardrobes.

**OUTSIDE:**

Cobble loc drive to front. Gated side access to rear garden.

**SERVICES:**

Gas fired central heating, refuse collection.

**INCLUSIONS:**

TBC

**SOLICITOR:**

TBC

**BER:** B3

**CONTACT:**

Mark Neylon  
M: 0851226720 T: 045-433550  
E: [mark@jordancs.ie](mailto:mark@jordancs.ie)

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