



**4 BEDROOM SEMI DETACHED RESIDENCE WITH SOUTH-WEST FACING REAR GARDEN**

**78 The Oaks, Newbridge, Co. Kildare, W12 HH15**

**GUIDE PRICE: € 295,000**



**PSRA Reg. No. 001536**

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HH15**

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**FEATURES:**

- \* PVC double glazed windows.
- \* Gas fired central heating.
- \* Alarm.
- \* Adjacent to primary school.
- \* Presented in superb condition throughout.

**DESCRIPTION:**

No. 78 is a superb 4 bedroom semi-detached residence presented in turnkey condition throughout. It extends to circa 106.5 sq.m./1,146 sq.ft. and benefits from a private rear garden which is not overlooked. The Oaks is a mature residential development of semi-detached and detached homes situated on the southern side of Newbridge within walking distance 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 T.K.Maxx, Penneys, Tesco, Dunnes, Woodies, Supervalu, Newbridge Silverware, Lidl and Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

**ACCOMMODATION:**

Entrance Hall : 2.75m x 1.45m  
With laminate floor and understairs storage closet.

Guest WC :  
With tiled floor, w.c., w.h.b.

Sitting Room : 4.70m x 3.60m  
With laminate floor, coving, feature cast iron fireplace.

Kitchen/Dining Room : 6.95m x 3.45m  
(L-shaped) with tiled floor, built-in ground and eye level units, stainless steel sink, tiled splashback.

Bedroom 1 : 3.75m x 3.50m  
With laminate floor and built-in wardrobes.

En-Suite :  
Fully tiled, w.c., w.h.b., electric shower.

Bedroom 2 : 3.80m x 3.15m  
With laminate floor, built-in wardrobes.

Bedroom 3 : 3.25m x 2.60m  
With built-in wardrobe.

Bedroom 4 : 2.55m x 2.50m  
With laminate floor and built-in wardrobe.

Bathroom :  
Fully tiled, w.c., vanity w.h.b., bath, electric shower.

**OUTSIDE:**

Southeast facing rear garden, tool shed, tarmacadam drive.

**SERVICES:**

Mains water, mains sewerage, gas fired central heating, ESB, refuse collection.

**INCLUSIONS:**

Carpets, curtains, blinds, light fittings, appliances.

**SOLICITOR:**

Burns Nowlan  
31 Main Street, Newbridge, Co. Kildare

**BER:** D1

**BER NO:** 100837202

**CONTACT:**

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