



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE

110 The Oaks, Newbridge, Co. Kildare, W12 HC65

GUIDE PRICE: € 300,000



PSRA Reg. No. 001536

110 The Oaks, Newbridge, Co. Kildare, W12 HC65

FEATURES:

- * Situated in central location
- * Short walk from the Town Centre
- * c. 1,150 sq.ft. of accommodation
- * Ensuite
- * Oil-fired central heating
- * PVC double glazed windows
- * PVC fascia/soffits
- * New kitchen appliances

DESCRIPTION:

The Oaks is a fine residential development of semi-detached and detached homes on the Southern side of town. Situated in a central location only a short walk from the Town Centre, schools and superb shopping to include such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Woodies, Penneys, TK Maxx, Newbridge Silverware and Whitewater Shopping Centre. The Town has a vibrant night life with pubs and restaurants. Commuters have the benefit of a good road and rail infrastructure with bus route, M7 Motorway access at Junction 12 and train service direct the City Centre either Grand Canal Dock or Heuston Station.

The house contains c. 1,150 sq.ft. (c. 107.5 sq.m.) of accommodation with oil-fired central heating, PVC double glazed windows and PVC fascia/soffits. Accommodation comprises; hall, sitting room, kitchen/dining room, guest w.c., 3 bedrooms, family bathroom and en-suite.

Local sporting activities include soccer, GAA, rugby, athletics, hockey, basketball, swimming, leisure centres, golf, horse riding and horse racing the Curragh, Naas and Punchestown.

ACCOMMODATION:

Hallway : 4.67m x 2.08m

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

Sitting Room : 4.68m x 3.80m
With mahogany surround fireplace with tiled inset, double doors leading to;

Kitchen/Dining Room : 6.00m x 4.00m
With cream built-in ground and eye level presses, s.s. sink unit, new fridge/freezer, new electric oven, new electric hob, new extractor, new washing machine, tiled floor and surround.

UPSTAIRS

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

Bedroom 1 : 4.00m x 3.75m
With built-in wardrobes.

En-suite :
w.c., w.h.b., electric shower, fully tiled floor and walls.

Bedroom 2 : 3.75m x 3.20m
With built-in wardrobes.

Hotpress :
Shelved with immersion.

Bedroom 3 : 2.67m x 2.43m
With built-in wardrobes.

OUTSIDE:

Gardens to front and rear, side access with gate leading to rear garden in lawn with paved patio area, barna shed and boiler house.

SERVICES:

Mains water, mains drainage, refuse collection, oil-fired central heating.

INCLUSIONS:

TBC

SOLICITOR:

Burns Nowlan, 31 Main Street, Newbridge, Co. Kildare

BER: C2

BER NO: 116080664

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