



SUPERB 2 BEDROOM GROUND FLOOR APARTMENT WITH LARGE PRIVATE SOUTH-WEST FACING REAR GARDEN

Apartment 11, Abbey Manor, Roseberry, Newbridge, Co. Kildare, W12 W662

GUIDE PRICE: € 250,000



PSRA Reg. No. 001536

**Apartment 11, Abbey Manor, Roseberry,
Newbridge, Co. Kildare, W12 W662**

FEATURES:

- * Large private south-west facing rear garden (not overlooked)
- * Barna shed to rear
- * Gated side access to rear garden
- * Gas fired central heating

DESCRIPTION:

Abbey Manor is a modern residential development of houses and apartments built in c. 2006 laid out in a semi-circle overlooking a green area with ample carparking.

This is a sought-after location adjacent to Newbridge College and only a short walk to the Town Centre. 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 with 75 retail outlets, foodcourt and cinema. No. 11 is a superb ground floor 2 bedroom apartment c. 786 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 large private south-west facing rear garden.

ACCOMMODATION:

Living Room : 4.70m x 4.60m
With laminate floor.

Kitchen/Dining Area : 4.65m x 2.80m
With tiled floor, built-in ground and eye level units, s.s. sink unit, tiled, splashback, electric oven, gas hob, extractor, door to rear garden, integrated fridge/freezer, dishwasher.

Bedroom 1 : 3.75m x 3.70m
With laminate floor, built-in wardrobes.

En-suite :
Tiled floor & surround, electric shower, w.c., w.h.b.

Bedroom 2 : 3.70m x 2.75m
With laminate floor, built-in wardrobes.

Bathroom :
Tiled floor & surround, w.c., w.h.b., bath with shower attachment.

Cloakroom :
Shelved storage closet.

OUTSIDE:

Parking to front.

SERVICES:

Mains water, mains drainage, gas fired central heating.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C1

BER NO: 117433979

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