

MAY QUALIFY FOR VACANT HOUSE GRANT

FOR SALE

By Private Treaty



854 Piercetown, Newbridge, Co. Kildare, W12 RT28

GUIDE PRICE: €380,000



3



1



81 Sqm



JORDAN

3 Bedroomed Semi-Detached Home Standing on c. 0.23 Acre

No. 854 is an attractive three-bedroom semi-detached home set on a generous c. 0.23 acre site within a mature and well-established residential development. Ideally positioned, the property is located close to the train station and within a short walk of the town centre, offering excellent convenience for both commuters and families alike.

Extending to approximately 81 sq.m. (c. 872 sq.ft.), the accommodation is well laid out and benefits from dual oil-fired and solid fuel central heating, together with double glazed windows, providing a comfortable and practical home. Accommodation comprising entrance hall, sittingroom, kitchen, back hall, 3 bedrooms and bathroom.

The town benefits from excellent road and rail infrastructure, with a regular commuter rail service providing direct access to Dublin City Centre, serving both Heuston Station and Grand Canal Dock. The M7 Motorway is easily accessible at Junctions 10 and 12, while a bus service operates from the Main Street, ensuring superb connectivity.

A wide range of amenities are available locally, including excellent schools, restaurants, cafés, pubs, banks and post office, together with superb shopping facilities such as Tesco, Dunnes Stores, Aldi, Lidl, Newbridge Silverware, Woodies and DID Electrical, as well as the Whitewater Shopping Centre, which features over 75 retail outlets, a food court and cinema.

The area also offers an excellent selection of sporting and recreational amenities, including GAA, rugby, soccer, fishing, canoeing, golf, horse riding, athletics, gyms, leisure centres and basketball, together with renowned horse racing at The Curragh, Naas and Punchestown.



Accommodation

Entrance Hall (14.37ft x 4.43ft) 4.38m x 1.35m
with laminate floor and coving

Sitting Room (10.01ft x 14.93ft) 3.05m x 4.55m
with laminate floor, fireplace (back boiler), built in press

Kitchen (18.93ft x 9.61ft) 5.77m x 2.93m
with built in ground and eye level presses, solid fuel cooker, hot press, tiled floor, s.s. sink unit, plumbed, coving

Back Hall (15.58ft x 6.00ft) 4.75m x 1.83m
tiled floor and coving

Bedroom 1 (14.76ft x 9.51ft) 4.50m x 2.90m
laminate floor, range of built in wardrobes, fireplace

Bedroom 2 (10.99ft x 6.89ft) 3.35m x 2.10m
with laminate floor

Bedroom 3 (6.89ft x 10.99ft) 2.10m x 3.35m
with laminate floor

Bathroom
w.c., vanity w.h.b., tiled wall, bath with shower attachment, fitted press, coving



Features

- Double glazed windows
- Dual oil fired/solid fuel central heating
- Large walled in rear garden
- c. 0.23 acre site
- Possibility of large extension or potential for another house (subject to planning permission)
- Excellent location only a short walk from Town Centre
- Superb educational, recreational and shopping facilities closeby
- Only a 5 minute walk from the Train Station

Inclusions

TBC

Outside

Large corner site of c. 0.23 acres, walled in, mainly in grass. Garden shed (4.25m x 4m), Fuel Store (4.6m x 3.8m), Tool Shed (3.8m x 2.4m).

Services

Mains water, mains drainage, refuse collection, electricity, dual oil fired/solid fuel central heating

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only

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