

FOR SALE

By Private Treaty



7 Park Road, Baroda Court, Newbridge, Co. Kildare, W12 H798



 1,798 Sq.Ft.



GUIDE PRICE: €535,000

JORDAN 

LARGE DETACHED 4 BEDROOM FAMILY HOME IN DESIRABLE AREA

No.7 Park Road presents a rare opportunity to acquire a large energy efficient detached family home in the desirable Baroda Court. Baroda Court is a sought after residential development of detached houses on the Dublin side of Town. The property extends to c. 167 sq. m/ 1,798 sq. ft and provides spacious and flexible living accommodation. It benefits from mature gardens and a large office with separate access. Situated towards the end of a quiet cul-de-sac, the residence is presented in very good condition throughout. It benefits from PVC double glazed windows, PVC fascia's and soffits and oil-fired central heating.

The property is situated only a short walk from the Town Centre within easy access of all the amenities including restaurants, pubs, schools, churches, banks, post office and superb shopping to include Tesco, Dunne's Stores, Lidl, Aldi, Supervalu, Penney's, TK Maxx, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

The commuters have the benefit of an excellent road and rail infrastructure with the bus route available from the Naas Road, M7 Motorway access at Junctions 10 and 12 and train service from town direct to City Centre either Grand Canal Dock or Heuston Station. The area offers a wealth of recreational facilities with rugby, GAA, basketball, hockey, horse-riding, athletics, golf, canoeing, fishing, leisure centres and racing in the Curragh, Naas and Punchestown.

Accommodation

Entrance Hall (17.55ft x 6.43ft) 5.35m x 1.96m

Laminate floor, under stairs storage and coving.

Sitting Room (10.83ft x 18.37ft) 3.30m x 5.60m

With mahogany surround, feature fireplace and coving.

Kitchen/Dining (27.07ft x 10.50ft) 8.25m x 3.20m

With laminate floor, new built-in ground and eye level units with quartz countertops and quartz upstand, stainless steel sink, fitted Klarstein oven and hob, recessed lights, sliding patio door to rear.



Accommodation (Continued)

Dining Room (9.19ft x 17.55ft) 2.80m x 5.35m

With oak floor, coving.

Utility Room

With laminate floor, newly fitted built-in ground and eye level units and countertop, plumbed.

Guest WC

With tiled floor and surround, w.c., w.h.b.

Bedroom/Office (14.76ft x 8.86ft) 4.50m x 2.70m

With laminate floor and fitted units.

Bedroom 1 (17.55ft x 18.54ft) 5.35m x 5.65m

Including walk in wardrobe and en-suite.

En-suite

Fully tiled, w.c, w.h.b, shower.

Bedroom 2 (12.47ft x 9.19ft) 3.80m x 2.80m

With built-in wardrobes.

Bedroom 3 (10.83ft x 8.53ft) 3.30m x 2.60m

With double built in-wardrobes.

Bedroom 4 (10.50ft x 10.50ft) 3.20m x 3.20m

Bathroom

Fully tiled, w.c, w.h.b, bath with shower attachment.

Hotpress

Shelved with immersion.

Attic Space

Folding attic stairs, floored.



Features

- B3 BER rating - eligible for green mortgage.
- New kitchen with quartz countertops.
- New condensing oil burner.
- Cobble loc drive to front.
- PVC double glazed windows.
- PVC fascia's and soffits .
- Gated side access to rear garden.
- Office with separate access.
- Folding attic stairs & floored attic.

Inclusions

Outside

Large private walled-in rear garden, paved patio area, steel shed, outside socket, outside tap.

Services

Oil fired central heating, mains drainage, mains sewage, refuse collection.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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