

FOR SALE

By Private Treaty



88 Mount Carmel, Newbridge, Co. Kildare, W12 AW99

GUIDE PRICE: €320,000



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117 Sqm



4 BED SEMI-DETACHED WITH CONVERTED GARAGE

No. 88 Mount Carmel is a fine four-bedroom family home extending to approximately 117 sq.m. (1,259 sq.ft.), ideally positioned at the end of a quiet cul-de-sac of just eight homes within this highly regarded and mature residential development. Overlooking a large green area, the property enjoys a peaceful setting while being within walking distance of Newbridge Town Centre and an exceptional range of local amenities.

The property offers bright, spacious accommodation throughout and benefits from double-glazed windows and gas-fired central heating, making it an ideal choice for growing families or those seeking a convenient and well-connected location.

Perfectly situated adjacent to Newbridge College and the picturesque River Liffey, the location is second to none. The town centre is just a short stroll away, offering an excellent selection of cafés, restaurants, pubs, banks, the post office and an outstanding choice of shopping facilities. Retailers nearby include Penneys, TK Maxx, Lidl, Aldi, Dunnes Stores, Tesco, Newbridge Silverware, DID Electrical and Woodie's, while Whitewater Shopping Centre provides over 75 retail outlets, a food court and cinema.

For commuters, Newbridge offers superb connectivity with regular bus services from Main Street, easy access to the M7 Motorway via Junctions 10 and 12, and a train station just a 10-minute walk away, providing direct services to both Heuston Station and Grand Canal Dock.

The area is renowned for its excellent recreational and sporting facilities, with GAA, rugby, soccer, hockey, athletics, basketball and golf clubs all nearby. Residents can also enjoy canoeing and fishing along the River Liffey, as well as a range of leisure centres, gyms and equestrian facilities. Horse racing enthusiasts are particularly well catered for, with the famous racecourses at The Curragh, Naas and Punchestown all within easy reach.



Accommodation

Porch

Hallway (13.12ft x 6.40ft) 4.00m x 1.95m

Laminate floor, coving, understairs storage.

Sitting Room (13.78ft x 12.47ft) 4.20m x 3.80m

Wall lights, open fireplace.

Kitchen/Dining (18.37ft x 10.01ft) 5.60m x 3.05m

Tiled and wood oak floor, coving, gas back boiler fire, built in display cabinet, oak built in ground and eye level units, electric hob, electric oven, stainless steel sink, extractor fan, patio doors leading to rear garden.

Utility Room (7.55ft x 7.87ft) 2.30m x 2.40m

Plumbed, tiled floor and coving.

Bedroom 4 (10.17ft x 7.38ft) 3.10m x 2.25m

Coving.

Shower Room

W.c, w.h.b, electric shower and tiled floor.

Bedroom 1 (12.80ft x 10.50ft) 3.90m x 3.20m

Built-in wardrobes.

Bedroom 2 (13.78ft x 10.43ft) 4.20m x 3.18m

Bedroom 3 (8.86ft x 8.04ft) 2.70m x 2.45m

Bathroom

w.c, w.h.b., bath, electric shower, fully tiled.

Hotpress

Shelved with immersion.



Features

- Cul de sac of 8 houses
- Sought-after location
- Overlooking a large green area
- Gas fired central heating
- PVC double glazed windows
- PVC fascia and soffits
- Short walk from town centre
- Good road and rail infrastructure with train, bus and motorways
- Superb educational, recreational and shopping facilities close by

Inclusions

Oven, hob, extractor fan, washing machine, carpets, curtains, blinds, sitting room suite, two-seater sofa, dining table and chairs.

Outside

Tarmacadam drive to the front, large walled in rear garden, outside tap, block-built shed with shelving.

Services

Gas fired central heating, mains drainage, mains sewerage, refuse collection.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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