

FOR SALE

By Private Treaty



128 Moorefield Park, Newbridge, Co. Kildare, W12 YH57

GUIDE PRICE: €350,000



4



2



127.5 Sqm



JORDAN

SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE

Moorefield Park is a mature and well-established residential development of mainly semi-detached homes, ideally situated in a highly central location within walking distance of the town centre. No. 128 Moorefield Park is superbly positioned at the end of a quiet cul-de-sac to the rear of the development, overlooking a green area to the front, offering a peaceful and private setting. The property benefits from a manicured front garden and a south-west facing walled rear garden with paved patio area, ideal for outdoor dining and relaxation.

Extending to approximately 127.5 sq.m. (c. 1,372 sq.ft.), the property is presented in good condition throughout and benefits from PVC double glazed windows, oil-fired central heating and low-maintenance PVC fascia and soffits, making it an ideal family home.

Upon entering the property, a welcoming entrance hall with cloak closet leads to a bright sitting room featuring a marble fireplace with back boiler, coving and wall lighting. Double doors open to the adjoining living room, which features laminate flooring, fireplace with gas fire, coving and wall lighting, creating a comfortable and versatile living space.

Off the living room is the kitchen / dining area, fitted with a range of units and electrical appliances. The ground floor accommodation is completed by a guest WC and an attached garage, offering additional storage or potential for conversion (subject to planning permission). Upstairs there are four generously sized bedrooms, all with built-in wardrobes, together with a family shower room.

The property is located just a short walk from the town centre, which offers an excellent range of restaurants, cafés, pubs, schools, churches, banks and post office, together with superb shopping facilities including Penneys, TK Maxx, Lidl, Aldi, Dunnes Stores, Tesco, Woodies, SuperValu, DID Electrical and Newbridge Silverware, as well as the Whitewater Shopping Centre, which features over 75 retail outlets, a food court and cinema. The Kildare Village Outlet Shopping Centre is also just a 10-minute drive, offering designer shopping at discounted prices.

The world-renowned Curragh Plains, extending to approximately 4,500 acres of open parkland, are located nearby and provide an exceptional amenity for walking, running and cycling. A wide range of sporting and recreational activities are available locally, including GAA, rugby, soccer, fishing, canoeing, hockey, basketball, athletics, swimming, horse riding and golf, together with racing at The Curragh, Naas and Punchestown



Accommodation

Entrance Hall (14.67ft x 2.95ft) 4.47m x 0.90m
with cloak closet

Sitting Room (11.48ft x 15.75ft) 3.50m x 4.80m
with wall lights, coving, marble fireplace (back boiler) and double doors leading to:

Living Room (11.35ft x 11.48ft) 3.46m x 3.50m
with wall lights, coving, laminate floor and fireplace (gas fire)

Kitchen/Dining Room (17.55ft x 12.47ft) 5.35m x 3.80m
built in ground and eye level presses, s.s. sink unit, hob, electric double oven, extractor and tile surround

Garage (18.34ft x 7.78ft) 5.59m x 2.37m

Toilet w.c., w.h.b., fully tiled floor and walls

FIRST FLOOR

Bedroom 1 (10.47ft x 15.55ft) 3.19m x 4.74m with range of built in wardrobes

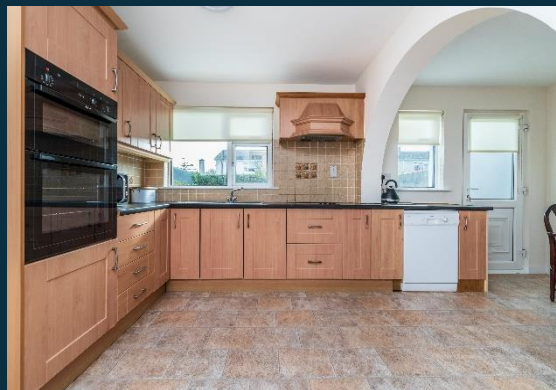
Bedroom 2 (9.81ft x 10.20ft) 2.99m x 3.11m with storage closet

Bedroom 3 (10.47ft x 9.91ft) 3.19m x 3.02m with range of built in wardrobes

Bedroom 4 (9.81ft x 6.69ft) 2.99m x 2.04m

Shower Room (6.23ft x 5.74ft) 1.90m x 1.75m
w.c., w.h.b., heated towel rail, wet room shower, fully tiled floor and walls

Hotpress
shelved with immersion



Features

- Oil fired central heating
- PVC double glazed windows
- Quiet cul de sac overlooking a green area
- Excellent central location only a short walk from the Town Centre
- c. 127.5 sq.m. (c. 1,372 sq.ft.) of accommodation
- Excellent educational, recreational and shopping facilities closeby
- Good road and rail infrastructure with bus, motorway and train service
- Superb shopping with the Whitewater Shopping Centre and Kildare Retail Outlet Village nearby

Inclusions

TBC

Outside

Landscaped gardens to front with lawn, hedges and flower bed. South west facing walled in rear garden with paved patio area enclosed by hedges, mainly in lawn.

Services

Mains water, mains drainage, refuse collection, electricity and oil fired central heating

Negotiator | Liam Hargaden

T: 045 433550 E: liam@jordancs.ie W: www.jordancs.ie

Viewings

Strictly by prior appointment only



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