



SEMI-DETACHED 3 BEDROOM RESIDENCE

4 MAPLE ROAD, CONNELL DRIVE, NEWBRIDGE.
CO. KILDARE.

GUIDE PRICE: €225,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

4 MAPLE ROAD, CONNELL DRIVE,
NEWBRIDGE, CO. KILDARE.

FEATURES:

- Oil fired central heating.
- Hardwood double glazed windows.
- Overlooking a large green area.
- Side access.
- Walking distance of all the amenities.
- Bus, train and motorway closeby.
- Walled in rear garden.

DESCRIPTION

Jordan Auctioneers are delighted to offer this 3 bedroom semi-detached residence in Newbridge to the market. The property is located in a cul-de-sac of only nine houses in Connell Drive, a residential development of semi-detached and detached homes built in the late 1980's by P.M.E. Donnelly Ltd.

The house contains c.90 sq. m. (c.970 sq. ft.) with hardwood double glazed windows, oil fired central heating, garage space and garden shed.

The development is situated only a short walk from the town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the bus route available on the Dublin Road, train service from the town direct to the City centre and M7 Motorway access at Junction 10.

AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

Entrance Hall: 3.88m x 1.8m

With coving and understairs storage.

Sittingroom: 5.14m x 3.5m

Into bay window with coving wall lights, marble fireplace with back boiler.

Kitchen/Diningroom: 5.45m x 3.57m

Pine built-in ground and eye level presses, s.s. sink unit and plumbed.

Upstairs:

Bathroom: 2.25m x 1.88m.

With bath, w.c., w.h.b. and electric shower.

Bedroom 1: 3.43m x 3.255m

With built-in wardrobes.

Hotpress: Shelved with immersion.

Bedroom 2: 4.22m x 2.7m

Bedroom 3: 2.68m x 2.64m.

With shelving.

OUTSIDE:

Gardens to front and rear in lawn, off street carparking, side access, barna shed and walled in rear garden.

SERVICES:

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

INCLUSIONS:

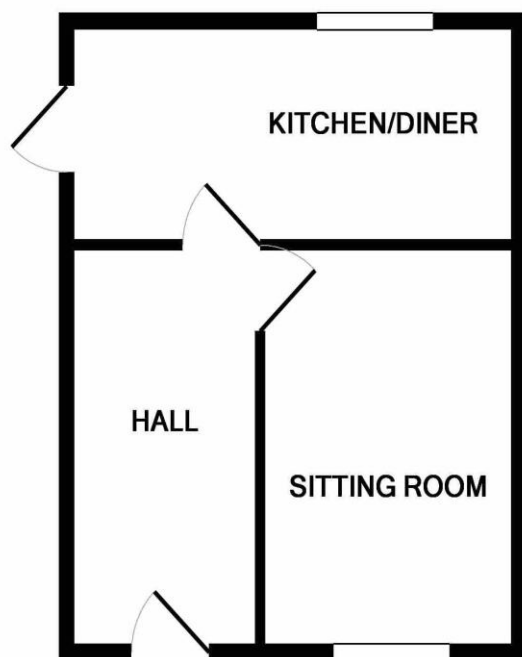
Carpets, light fittings, blinds.

BER: D2 - 105224752

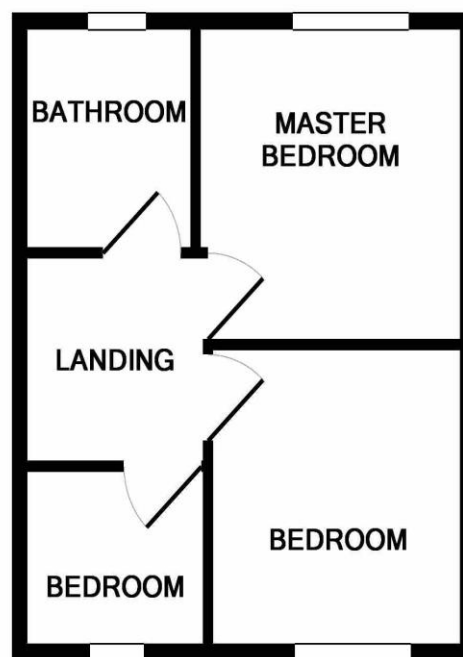
SOLICITOR:

Reidy Stafford, Moorefield Terrace, Newbridge,
Co. Kildare.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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