



SUPERB 3 BEDROOM TERRACE RESIDENCE

71 MILLFIELD MANOR, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €199,950



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

71 MILLFIELD MANOR, NEWBRIDGE,
CO. KILDARE

FEATURES:

- Overlooking a large green area.
- Hardwood double glazed windows.
- Gas fired central heating.
- West facing rear garden not overlooked.
- To the rear of the development in a cul-de-sac.
- Red brick fascade.
- Very central location.
- Presented in good condition throughout.

DESCRIPTION

Millfield is a modern residential development of houses and apartments in a very central location in the centre of Newbridge. It is situated in a cul-de-sac to the rear of the development overlooking a large green area, the property is only a short walk from the town centre, schools, churches, banks, post office and superb shopping to Tesco, T.K. Maxx, Dunnes, Penneys, Woodies, D.I.D. Electric, Supervalu, Lidl, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Newbridge has developed into an ideal commuter destination with a good road and rail infrastructure including the bus route available from the Main Street, train service direct to the City Centre and M7 Motorway access at Junction 10 or 12. The town has a wealth of amenities for the sporting enthusiast rugby, GAA, canoeing, fishing, horse riding, horse racing, soccer, leisure centres, golf, and horse racing in the Curragh, Naas and Punchestown. The property was built in 2006 containing c.98.36 sq. m. (c.1,058 sq. ft.) of generous accommodation presented in good condition throughout with features including double glazed windows, gas fired central heating, maple shaker style fitted kitchen, brick fascade and built-in wardrobes in 3 bedrooms. This is an ideal starter home in a very central location within walking distance of all the amenities.

ACCOMMODATION:

Entrance Hall: 4.38m x 1.95m
With laminate floor and coving.

Toilet:
w.c., w.h.b. and tiled floor.

Sittingroom/Diningroom: 10.14m x 2.76m
With laminate floor, coving and door to rear garden.

Kitchenette:
Maple built-in ground and eye level presses, Belling electric oven, ceramic hob, plumbed, s.s. sink unit, gas burner, tiled floor and surround.

Upstairs:

Bedroom 1: 4.7m x 3.7m
Built in wardrobes

En-suite:
w.c., w.h.b., electric shower and tiled floor.

Bathroom:
w.c., w.h.b. and bath with shower attachment.

Bedroom 2: 3.38m x 2.8m
With built-in wardrobes.

Bedroom 3: 3.38m x 1.9m
With built-in wardrobes.

Hot Press:
Shelved with immersion.

Staire folding attic stairs leading to attic partially floored with light.

OUTSIDE:

West facing rear garden in lawn with paved patio area and barna shed.

SERVICES:

Mains water, mains drainage, refuse collection, alarm, gas fired central heating.

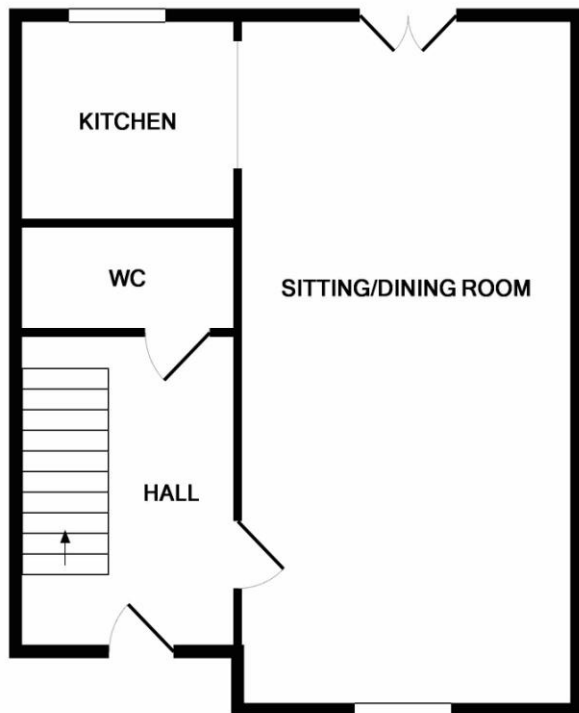
INCLUSIONS:

Carpets, blinds, barna shed, oven, hob, fridge freezer and washing machine.

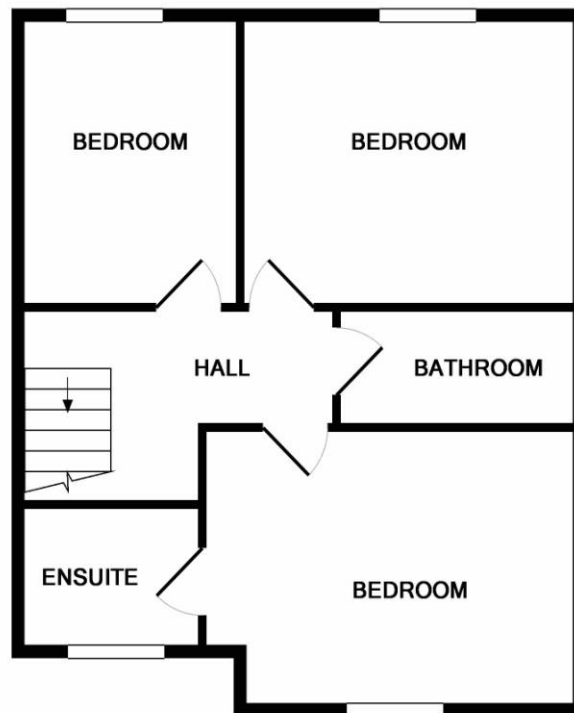
BER: C1
BER NO:

SOLICITOR:
Maher Broderick, The Court, Main Street, Newbridge, Co. Kildare.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1058 SQ.FT. (98.3 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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WITH SOLE SELLING AGENT**



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