



SUPERB 2 BEDROOM GROUND FLOOR APARTMENT



21 Ferns Close, Ferns Bridge, Monasterevin,
Co. Kildare, W34 P735



Guide Price: € 140,000

PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**21 Ferns Close, Ferns Bridge, Monasterevin,
Co. Kildare, W34 P735**

FEATURES:

- * Built 2006.
- * Own door ground floor apartment.
- * Gas fired central heating.
- * Less than 10 minutes walk to train.
- * In superb condition throughout.

DESCRIPTION:

New to the market this superb own door ground floor apartment built in 2006 comprising 63 sq.m. (678 sq.ft.) of accommodation. Ferns Bridge is a modern development in a convenient location within 10 minutes walk of Monasterevin Train Station providing easy access to Dublin City Centre and its surrounds. The property is in superb condition throughout.

LOCATION:

21 Ferns Close is conveniently located only a short walk from shops, schools, pubs and church. Commuters have the benefit of the M7 motorway at Junction 14, bus route and commuter rail service direct to Heuston Station. Kildare Retail Outlet Village is within c. 6 miles and Newbridge is within c.12 miles.

ACCOMMODATION:

Hallway

Tiled floor.

**Kitchen/Dining/
Living** 6.85m x 5.16m
 (22.47ft x 16.93ft)

Laminate floor, built in ground and eye level cream units, stainless steel sink, electric oven, ceramic hob, extractor, radiator cover.

Bedroom 1 4.38m x 2.28m
 (14.37ft x 7.48ft)

With laminate floor and double built in wardrobes.

Bedroom 2 3.43m x 2.78m
 (11.25ft x 9.12ft)

With laminate floor and double built in wardrobes and French doors.

Shower Room

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

Hotpress

Shelved with immersion.

MANAGEMENT COMPANY:

Ferns Bridge Management Company.

MANAGEMENT FEE:

€616 per annum.

SERVICES:

Gas fired central heating, electricity, mains water, mains drainage.

INCLUSIONS:

Curtains, blinds, light fittings, oven, hob, extractor.

BER: C2

BER NO: 109027466

SOLICITOR:

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VIEWING STRICTLY BY APPOINTMENT



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