



**BER: TBC**

**SUPERB END TERRACE 4 BEDROOM RESIDENCE ON  
CORNER SITE**

75 MILLFIELD MANOR, NEWBRIDGE, CO. KILDARE

**GUIDE PRICE: €250,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

75 MILLFIELD MANOR, NEWBRIDGE,  
CO. KILDARE

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### FEATURES:

- Double glazed windows.
- High specification throughout.
- Located on an end site.
- Part-brick exterior.
- Low maintenance South-West facing rear garden.
- Gated side access to rear garden.
- Security alarm.

### DESCRIPTION

Millfield is a modern residential development of apartments and houses close to the centre of Newbridge. The development is only a short walk from shops, restaurants, pubs, schools, church, Tesco, T.K. Maxx, Dunnes, Penneys and Whitewater Shopping Centre with 60 retail outlets, food court and cinema. The Town has a wealth of amenities including rugby, GAA, canoeing, fishing, horse riding closeby, horse racing, soccer, leisure centres and some fine golf courses within a short drive. Commuters have the benefit of the bus route on the Green Road, M7 Motorway access at Ballymany and commuter rail service direct to the city centre. The property was built circa 2010 and is presented in superb condition throughout offering well proportioned spacious living accommodation extending to c.1,292 sq. ft. (c.120 sq. m.) with features including double glazed windows, maintenance free façade, cream fitted kitchen, built-in wardrobes in 3 bedrooms and gas fired central heating. This is an ideal family home in a convenient location on an end site with a low maintenance south west facing rear garden.

### 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:

#### *Ground Floor:*

**Entrance Hall:** 4.4m x 1.97m

With tiled floor, coving, understairs storage.

#### **Toilet:**

Fully tiled with w.c. and w.h.b.

**Kitchen:** 3.38m x 2.04m

With cream built-in ground and eye level units, Zanussi electric oven, extractor unit, whirlpool integrated fridge freezer, Powerpoint integrated dishwasher, stainless steel sink with tiled splashback, tiled floor.

**Livingroom/Diningroom:** 10.16m x 2.83m

With solid oak floor, radiator cover, coving, French doors leading to rear garden, fireplace, gas fire.

#### *First Floor:*

**Bedroom 1:** 4.18m x 3.8m

Into Bay window, built in wardrobes

#### **En-suite:**

Fully tiled with w.c., w.h.b. and shower.

**Bedroom 2:** 3.37m x 2.8m

With built-in wardrobes.

**Bedroom 3:** 3.4m x 2.9m

With built-in wardrobes.

#### *Second Floor:*

**Bedroom 4:** 6.84m x 3.88m

With eaves storage.

#### **Storage Closet:**

#### **Hot Press:**

Shelved with immersion.

### OUTSIDE:

Designated parking to the front. Gated side access to rear garden, low maintenance rear garden, outside tap, outside socket, Barna Shed.

### SERVICES:

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

### INCLUSIONS:

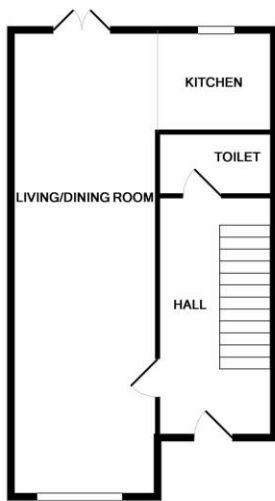
Carpets, blinds, light fittings, integrated appliances.

### BER: TBC

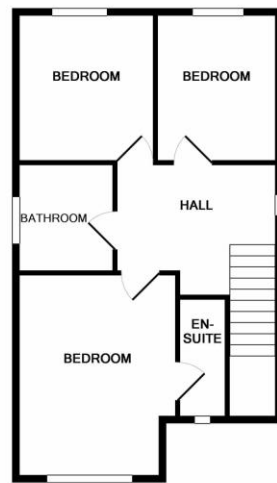
### SOLICITOR:

Kenny Solicitors, Fitzwilliam Square, Dublin 2.

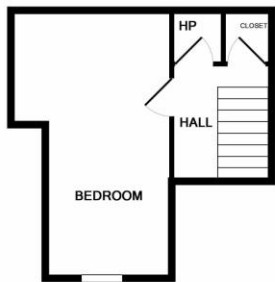




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 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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