



SUPERB 2 BEDROOM GROUND FLOOR APARTMENT

9 WESTON, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €200,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

9 WESTON, NEWBRIDGE, CO. KILDARE

FEATURES:

- Town Centre location.
- Bright and spacious apartment in excellent condition throughout.
- 1 designated parking space.
- Double glazed windows.
- Exclusive and secure gated development.
- Designated shed to rear.

DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb 2 bedroom ground floor apartment in the centre of Newbridge to the market. No. 9 was built circa 2000 and is presented in excellent condition throughout. Accommodation comprises entrance hall, kitchen, living/dining room, 2 bedrooms and bathroom. Weston is an exclusive private gated development of 18 apartments with all amenities on its doorstep.

The property is situated in the Town Centre, only a short walk from schools, church, pubs, restaurants, banks, post office and shops including Penneys, T.K. Maxx, Tesco, 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 within a very short walk, train service from the town direct to the City centre and M7 Motorway access at Junction 12.

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:

Hallway: 3.7m x 1.16m

Walk-in Hot Press:

Shelved with immersion.

Kitchen:

With tiled floor, electric oven and hob, stainless steel sink with tiled splashback, maple shaker style built-in ground and eye level units.

Living/Diningroom: 5.45m x 4.6m

With wooden floor, coving, feature gas fireplace.

Bedroom 1: 3.4m x 2.9m

With built-in wardrobes.

Bedroom 2: 3.12m x 2.9m

With built-in wardrobes.

Bathroom:

With tiled floor, w.c., w.h.b., bath with Triton T90 electric shower.

OUTSIDE:

Designated parking and visitor parking.

Designated shed.

SERVICES:

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

BER: C3

BER NO: 105012777

SOLICITOR:

O'Connor McCormack Solicitors, Naas.

MANAGEMENT FEE: TBC



CONTACT:

Mark Neylon

T: 045-433550

E: mark@jordancs.ie

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.