

**FOR SALE BY PRIVATE TREATY**



**DETACHED 4/5 BEDROOM BUNGALOW ON C.0.3 ACRES**

**BREIFNE,  
ATHGARVAN ROAD,  
NEWBRIDGE,  
CO. KILDARE.**

**W12 C921**

**GUIDE PRICE: €300,000**





## DESCRIPTION:

Jordan Auctioneers are delighted to offer “Breifne” a fine detached 4/5 bedroom detached house standing on c.0.3 Acre overlooking the river Liffey. Approached by a tarmac drive with gardens to front, side and rear with lawns, paved patio area, flower beds, trees and hedges. Situated in an excellent central location on the Athgarvan Road only a short walk from Main Street, schools, churches, banks, post office, pubs, restaurants and shops to include such retailers as Penneys, Tesco, Dunnes, Supervalu, T.K. Maxx, Lidl, Newbridge Silverware, Woodies and Whitewater Shopping Centre. The property extends to c.1,630 sq. ft. (c.151 sq. m.) and benefits from oil fired central heating, hardwood windows, cream fitted kitchen, 2 bathrooms and built-in wardrobes in 4 bedrooms. The Liffey Linear Park is opposite the property ideal for leisurely walks. Local amenities include GAA, soccer, rugby, swimming, canoeing, hockey, basketball, horse riding, leisure centres, fishing, horse racing and golf. A good road and rail infrastructure is at hand with bus route from Main Street, rail service direct to City Centre and M7 Motorway access at Junction 10.



Entrance Hall:	4.84m x 1.75m	With tiled floor and coving.
Sittingroom:	3.65m x 4.31m	With marble fireplace.
Kitchen:	5.56m x 3.84m	With wood panel ceiling, cream built-in ground and eye level presses, tiled surround, Sorn oil fired cooker, Electrolux integrated dishwasher, s.s. sink unit, extractor unit.
Hotpress:		Shelved with immersion.
Livingroom:	4.2m x 2.88m	With wood panel ceiling.



## ACCOMMODATION CONT'D:

Bedroom 1:	4.08m x 3.65m	With a range of built-in wardrobes and tiled fireplace.
Bathroom:		With w.c., w.h.b. and Bath.
Bedroom 2:	4m x 3.77m	With a range of built-in wardrobes.
Bedroom 3:	4.18m x 4.02m	With a range of built-in wardrobes and vanity area.
Bedroom 4:	3.33m x 2.73m	With built-in wardrobes and drawers.
Showerroom:		With w.c., w.h.b. and shower.
Bedroom /Study:	2.78m x 2.16m	

**OUTSIDE:** Approached by a tarmacadam drive to front and side with gardens front side and rear in lawn with flower beds, shrubs, trees, hedges, paved patio area. Side access with gate, tool shed, fuel store and garden store. Garage (5.37m x 2.93).





## SPECIAL FEATURES

- Oil fired central heating.
- Hardwood windows.
- C.0.3 Acre site.
- Excellent central location.
- Overlooking the river Liffey.
- Adjacent to the Liffey Linear Park.
- Selection of outbuildings.
- Adjacent to shops, schools, restaurants and Pubs.
- Good road and rail infrastructure closeby.
- Walking distance of all the shops.

## INCLUSIONS: TBC

## SERVICES:

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

## SOLICITOR:

Patrick J. Farrell,  
Charlotte Street,  
Newbridge.

**GUIDE PRICE: €300,000**

**BER: F**

**BER NO: 110046083**

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