



**SPACIOUS SEMI DETACHED RESIDENCE  
IN CENTRAL LOCATION**



**61 College Park, Newbridge, Co. Kildare**

**Guide Price: € 275,000**



**PSRA Reg No. 001536**

## FOR SALE BY PRIVATE TREATY

61 College Park, Newbridge, Co. Kildare

### FEATURES:

- \* Very central location in town.
- \* Oil fired central heating.
- \* Aluminium & PVC double glazed windows.
- \* PVC fascia/soffits.
- \* Large private rear garden.
- \* Walking distance of all the amenities.
- \* 10 minute walk from train station.
- \* Bus route available from the main street.

### DESCRIPTION:

College Park is a mature residential development of semi detached and detached homes. Situated in a very central location in the Town Centre parallel to the Main Street and only a short walk from the facilities closeby including schools, restaurants, pubs, church, banks and shops. Built in the mid 1960's the house subsequently extended contains c. 134.67 sq. m. (c. 1, 449 sq. ft.) of accommodation along with oil fired central heating, Aluminium & PVC double glazed windows and private walled in rear garden. The river Liffey is at the end of the road c. 175 metres from the property ideal for fishing or canoeing. Newbridge is an ideal location for the modern family with all the amenities GAA, soccer, rugby and horse racing in the area. The town has such retailers as TK Maxx, Lidl, Tesco, Dunnes Stores, Newbridge Silverware, Penneys, Aldi (opening late 2021) and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 motorway, bus route from the main street and regular train service direct to the City Centre.

### ACCOMMODATION:

|   |                                   |
|---|-----------------------------------|
| <b>Hallway</b>  | 4.32m x 1.95m (14.17ft x 6.40ft)  |
| <b>Sitting Room</b><br>Tiled floor.   | 3.63m x 4.30m (11.91ft x 14.11ft) |
| <b>Dining Room</b><br>Tiled floor.  | 3.35m x 4.76m (10.99ft x 15.62ft) |
| <b>Kitchen</b><br>Built in ground eye level presses, plumbed, s.s. sink unit, extractor, tiled surround, built in bench seat. | 3.51m x 2.80m (11.52ft x 9.19ft)  |

**Back Hall**  
Toilet.

### UPSTAIRS

|   |                                   |
|---|-----------------------------------|
| <b>Bedroom 6</b>                        | 2.36m x 4.30m (7.74ft x 14.11ft)  |
| <b>Bedroom 1</b>                        | 4.50m x 3.27m (14.76ft x 10.73ft) |
| <b>Bedroom 2</b>                        | 5.86m x 2.40m (19.23ft x 7.87ft)  |
| <b>Bedroom 3</b><br>Built in wardrobes. | 3.27m x 3.18m (10.73ft x 10.43ft) |
| <b>Bedroom 4</b><br>Built in wardrobes. | 3.00m x 2.32m (9.84ft x 7.61ft)   |
| <b>Bedroom 5</b><br>Built in wardrobes. | 2.78m x 2.44m (9.12ft x 8.01ft)   |

### Shower Room

w.c., w.h.b., electric shower, tiled surround.

### OUTSIDE:

Garden to front in lawn enclosed by hedges. Large rear garden in lawn enclosed by hedges.

### SERVICES:

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

BER: F  
BER NO: 109170365

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