

*Loretoville, Blackberry Lane,
Newbridge, Co. Kildare*



BER F

CHARMING DETACHED COTTAGE ON CIRCA 1 OR 3 ACRES

GUIDE PRICE: €295,000

JORDAN 

FOR SALE BY PRIVATE TREATY

LORETOVILLE, BLACKBERRY LANE, NEWBRIDGE, CO. KILDARE

SPECIAL FEATURES

- Excellent location approx 2km from Town Centre and all amenities.
- Dual oil fired/solid fuel central heating.
- PVC double glazed windows.
- PVC fascias and soffits.
- Circa 87.3 sq.m/940 sq.ft.
- Ideal for equestrian use.
- High speed broadband available.

Description:

New to the market is this detached bungalow set on c. 1 or 3 acres on the edge of Newbridge Town Centre. The property is in very good condition throughout containing c. 940 sq. ft. (c. 87.3 sq. m.) with PVC double glazed windows, PVC fascia & soffits and dual solid fuel/oil fired central heating. Outside, there are a range of outbuildings including a 2 span hayshed, some stables, a garage and other sheds. Separate farm entrance.

The property is within a short distance of schools, churches, banks, post office, restaurants and pubs. For the shopping enthusiast you have Penneys, T.K. Maxx, Dunnes Stores, Tesco, Newbridge Silverware, D.I.D. Electric, Woodies and Whitewater shopping centre with 75 retail outlets, footcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway within a short drive and bus route and commuter rail service direct to city centre both within easy access.

Accommodation:

Entrance Hall: 4.45m x 1.2m With tiled floor.

Sittingroom: 3.85m x 3.53m With feature fireplace and storage closet.

Kitchen/Diningroom: 4.65m x 4.45m With tiled floor, solid fuel stove and storage closet.

Utility room/Back kitchen: 3.35m x 3m With tiled floor, built-in units, stainless steel sink, plumbed, cooker and extractor.

Bedroom 1: 3.8m x 2.9m With built in wardrobes and feature fireplace.

Bedroom 2: 3.32m x 2.87m

Bedroom 3: 3.8m x 2.33m

Hot Press: Shelved with immersion.

Bathroom: Fully tiled with w.c., w.h.b., vanity unit, bath with electric shower.



Services:

- Mains water.
- Septic tank drainage.
- Refuse collection.
- Dual heating.
- Electricity.
- High speed broadband.

Outside:

- Tarmacadam drive to front, side and rear with ample parking to front and rear.
- PVC fascias and soffits.
- Range of outbuildings including stables, 2 span haybarn and workshop.
- Large paddock to rear,

Solicitor:

Patrick J. O'Meara & Co.
Liberty Square, Thurles, Co. Tipperary
Ref: Ann Marie Osborne

BER: F

BER Certificate: 109624395



Phone: 045433550

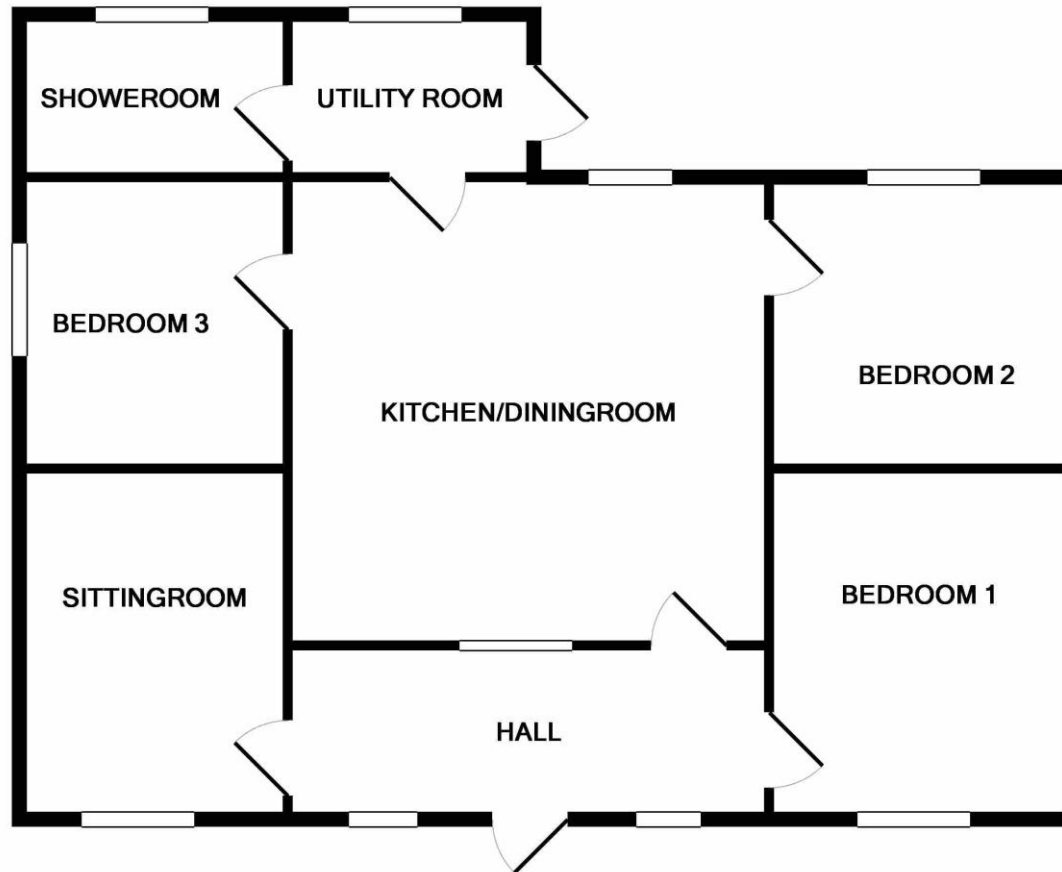
E-Mail: info@jordancs.ie

Web: www.jordancs.ie

Viewing:

Strictly by appointment with the Sole Selling Agent
Jordan Auctioneers, Edward Street, Newbridge, Co. Kildare.

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TOTAL APPROX. FLOOR AREA 940 SQ.FT. (87.3 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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