

# FOR SALE

## Five Bedroom Semi Detached Residence

61 College Park Road, Newbridge, Co Kildare



### Location

Newbridge is situated some 38 kilometres from Dublin City Centre 17 kilometres from Naas and is one of the largest urban centres in the county. Located within the greater Dublin Region the town has witnessed a dramatic increase in the population over the past ten years and the general area serves as an important commercial and services centre for the county. The subject property is located on College Park Road in Newbridge. The property is in a central location, a short distance from the Main Street and Whitewater Shopping Centre; and is easily accessible. The property is also close to the train station.

### Description

The property comprises a semi-detached two-storey extended five bedroom house which would benefit from an element of modernisation. The accommodation comprises entrance hall, living room, dining room, kitchen and storage room with W/C off on the ground floor. First floor accommodation comprises five bedrooms and a bathroom. There are gardens both front and rear with off street parking. There are a number of telephone and TV points in the property and it is heated with an oil fired central heating system. The property is close to all local amenities such as schools, transport and retail.

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### Price

We are instructed to seek offers in the region of €259,000

### Building Energy Rating

F - BER No: 109170365

### Viewing

By appointment only

### Further Information

Darac O'Neill

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### Accommodation

We understand the property comprises the following floor area:

Description	SQ M	SQ FT
Residence	122.2	1,315
<b>Total</b>	<b>122.2</b>	<b>1,315</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

### DISCLAIMER

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