



## TERRACED 2 BEDROOM TOWNHOUSE



4 Eyre Mews, Newbridge, Co. Kildare  
W12 R793

Guide Price: € 165,000



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

### 4 Eyre Mews, Newbridge, Co. Kildare

#### FEATURES:

- \* Triple glazed PVC windows.
- \* Gas fired central heating.
- \* Composite front door.
- \* Built in wardrobes in 2 bedrooms.
- \* Fitted kitchen with appliances.
- \* Central location, adjacent to Main Street.
- \* Walking distance of pubs, restaurants, schools.
- \* Excellent road and rail infrastructure with bus, train and motorway.
- \* Excellent shopping including Whitewater Shopping Centre.

#### DESCRIPTION:

"Eyre Mews" is a small courtyard development of 8 units on Thomas Street between the Main Street and Eyre Street. Situated in a very central location adjacent to the Main Street and within walking distance of all the amenities such as pubs, restaurants, bank, post office, schools and shopping to include Tesco, Woodies, Newbridge Silverware along with the Whitewater Shopping Centre incorporating 75 retail outlets, food court and cinema. The property has been recently refurbished with the benefit of triple glazed PVC windows, Composite front door and gas fired central heating.

Newbridge has an excellent road and rail infrastructure with the bus route from Main Street, short walk to the train station providing a regular service to the City Centre and M7 Motorway at Junction 10 or 12.

#### ACCOMMODATION:

##### Entrance Hall

With tiled floor.

**Kitchen** 2.83m x 2.22m (9.28ft x 7.28ft)  
with cream built in ground & eye level presses, s.s. sink unit, gas burner, Whirlpool electric oven, ceramic hob, extractor unit, Hoover washing machine, Powerpoint fridge, tiled floor and surround. Double doors leading to

**Sitting Room** 4.44m x 3.52m (14.57ft x 11.55ft)  
with understairs storage closet and laminate floor.

#### UPSTAIRS:

**Bedroom 1** 3.52m x 2.65m (11.55ft x 8.69ft)  
with built in wardrobes.

**Bedroom 2** 3.52m x 2.28m (11.55ft x 7.48ft)  
with built in wardrobes.

##### Shower Room

Electric shower, w.c., w.h.b. and tiled floor.

##### Hotpress

Shelved with immersion.

#### SERVICES:

Mains water, mains drainage, gas fired central heating.

BER: C1

BER NO: TBC

#### MANAGEMENT FEES:

€1,350 per annum

#### SOLICITOR:

Maher Broderick Sols,  
The Court,  
Newbridge,  
Co Kildare.

#### CONTACT:

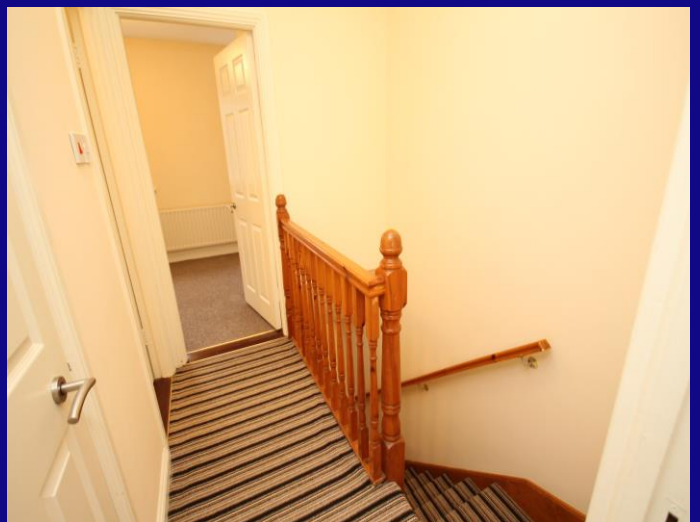
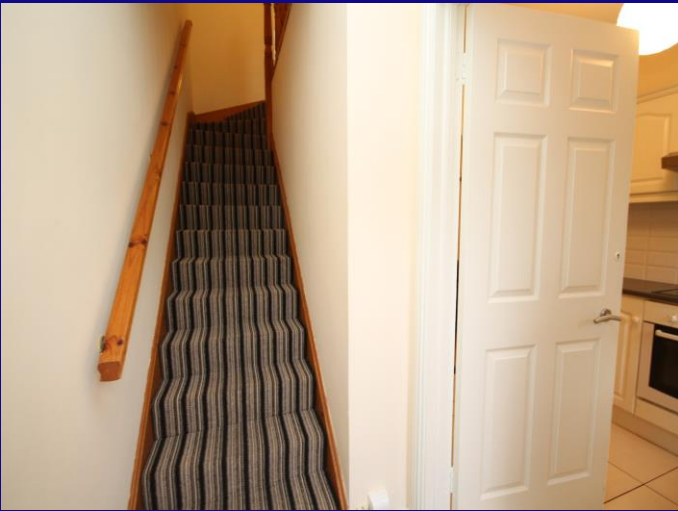
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