



SEMI-DETACHED 3 BEDROOM RESIDENCE  
(In Need of Refurbishment)  
7 CANNING PLACE, NEWBRIDGE, CO. KILDARE

Guide Price: €140,000

**Public Auction**  
Wednesday 7<sup>th</sup> November 2018  
@ 3.00pm in Keadeen Hotel,  
Newbridge (ups)



**FOR SALE BY PUBLIC AUCTION**  
**Wednesday 7<sup>th</sup> November 2018 @ 3pm**  
**In Keadeen Hotel, Newbridge**  
**(unless previously sold)**

**SEMI-DETACHED 3 BEDROOM**  
**RESIDENCE (In Need of Refurbishment)**

**LOCATION:**

7 Canning Place is a period semi-detached residence overlooking the River Liffey. Excellent sought after location close to the Main Street and easy access of all the amenities including schools, church, banks, post office and shops including Penneys, TK Maxx, Newbridge Silverware, Dunnes, Tesco, Supervalu, Lidl and Whitewater Shopping Centre.

**DESCRIPTION:**

7 Canning Place contains c. 1055 sq.ft. (c. 98 sq.m.) and is going to require substantial refurbishment but has some fine features with fanlight, window shutters, 10 ft ceilings, re-roofed, vehicular rear access with gate and wired for automation and gardens to front and yard to rear.

**AMENITIES:**

**Hunting:** Kildare & South County.

**Racing:** Curragh, Punchestown, Naas (15 mins).

**Golf:** Curragh, Rathsallagh & Naas.

**Rugby & GAA:** Newbridge, Kilcullen.

**Boating, Fishing, Kayaking** on Liffey nearby.

**Shopping:** Newbridge – Whitewater Shopping Centre. Kildare Village Retail Outlet 5 mins

**ACCOMMODATION:**

**Hall:** 3.5m x 2.1m

**Sittingroom:** 4.65m x 4.6m with fireplace.

**Bedroom 1:** 4.6m x 4.6m with fireplace opening.

**Kitchen:** 3.65m x 3.2m with fireplace.

**Bedroom 2:** 4.64m x 3.68m with fireplace.

**Bedroom 3:** 2.56m x 2.25m

**SERVICES:**

Mains water, mains drainage (on site).

**OUTSIDE:**

Gardens to front and yard to rear (c. 110 sq.m.) with vehicular access with gate (wired for electric gates).

**BER EXEMPT**

**GUIDE PRICE:**

€140,000

**SOLICITOR:**

Maher Broderick, The Court, Newbridge, Co.

Kildare (Ref: Stephen Maher)

**AUCTION CONDITIONS:**

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft



**CONTACT:**

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**VIEWING STRICTLY BY**  
**APPOINTMENT WITH SOLE**  
**SELLING AGENT**



**Edward Street,  
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Co. Kildare.**

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