



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

7 CANNING PLACE, NEWBRIDGE, CO. KILDARE

Guide Price: €140,000

Public Auction
Wednesday 7th November 2018
@ 3.00pm in Keadeen Hotel,
Newbridge (ups)



FOR SALE BY PUBLIC AUCTION
Wednesday 7th 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:

Liam Hargaden

T: 045 - 433550

E: liam@jordancs.ie

Mark Neylon

T: 045 - 433550

E: mark@jordancs.ie

VIEWING STRICTLY BY
APPOINTMENT WITH SOLE
SELLING AGENT



**Edward Street,
Newbridge,
Co. Kildare.
T: 045-433550
www.jordancs.ie**

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