

**FOR SALE BY PRIVATE TREATY**



**3 BEDROOM TOWNHOUSE IN EXCELLENT LOCATION**

**14 ROWAN TERRACE,  
NEWBRIDGE,  
CO. KILDARE**

**GUIDE PRICE: €120,000**

## DESCRIPTION

Jordan Auctioneers are delighted to offer to the market this Townhouse in a very convenient location overlooking the River Liffey in Newbridge Town Centre. The property, which extends to circa 73 sq.m (786 sq.ft) benefits from PVC double glazed and hardwood single glazed windows, oil fired central heating and a garage to rear with vehicular rear access via laneway.

The property is within walking 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 60 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 a short walk.



## ACCOMMODATION:

Entrance Hall:	2.99m x 1.83	
Sitting Room:	4.56m x 3.33m	Fireplace with marble insert and hearth, fitted press and closet.
Kitchen:	2.85m x 1.98m	With tiled floor, built in units and stainless steel sink.
Bedroom 1:	3.56m x 3.13m	
Bedroom 2:	4.57m x 2.8m	With hot press.
Bedroom 3:		Into bay window with tiled fireplace.
Showerroom:	1.98m x 1.7m	

## OUTSIDE:

Garage:	4.58m x 4.15m
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## SPECIAL FEATURES

- Town Centre location.
- Oil fired central heating.
- Mix of PVC/hardwood windows.
- Overlooking River Liffey.
- Rear access.

## SERVICES:

Mains water, mains drainage, oil fired central heating.

## CONTACT DETAILS:

Mark Neylon E: [mark@jordancs.ie](mailto:mark@jordancs.ie) M: 085-1226720

**PRICE: €120,000**

**BER: F**

**SOLICITOR:** Reidy Stafford, Newbridge

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



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