



BER D1

SUPERB DETACHED 4 BEDROOM RESIDENCE

**4 COLLEGE ORCHARD, NEWBRIDGE,
CO. KILDARE**

GUIDE PRICE: €295,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

4 COLLEGE ORCHARD, NEWBRIDGE,
CO. KILDARE

FEATURES:

- Excellent central location.
- PVC double glazed windows.
- Gas fired central heating.
- C.1,420 sq. ft. (c.132 sq. m.)
- C.650m from the Main Street.
- Bus, train and motorway closeby.
- Excellent shopping, educational and recreational facilities in town.

DESCRIPTION:

College Orchard is a modern residential development of semi-detached and detached homes built approximately 20 years. This is an end house in a small cul-de-sac of 4 houses to the front of the development. Situated in an excellent central location opposite Newbridge College and the River Liffey only 650m from the Main Street. This is a fine family home in a sought after location offering c.132. sq. m. (c.1,420 sq. ft.) of accommodation with the benefit of gas fired central heating, PVC double glazed windows, PVC fascia/soffits, gardens to front and rear.

AMENITIES:

Newbridge has all the amenities on your doorstep including schools, churches, pubs, restaurants, post office, banks and for the shopping enthusiast Penneys, T.K. Maxx, Dunnes Stores, Tesco's, Lidl, Supervalu, Newbridge Silverware, Woodies, D.I.D. Electric, Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. Kildare retail outlet village is only a short drive offering designer shopping at discounted prices. Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

Entrance hall: 4.52m x 2.27m
Tiled floor, coving and recessed lights.

Toilet:
w.c. and w.h.b.

Sittingroom: 4.3m x 4m.
Laminate floor, coving, marble fireplace, gas fire and double doors leading to

Diningroom: 3.8m x 3.35m
Laminate floor and patio doors to rear garden.

Kitchen: 4.75m x 3.8m
Laminate floor, built-in ground and eye-level presses. Whirlpool electric oven, gas hob, plumbed, s.s. sink unit, extractor and tiled surround.

Utility:
Tiled floor, plumbed, fitted press, s.s. sink unit, shelving and gas boiler.

Familyroom: 4.8m x 3m.
Maple floor.

Upstairs:

Bedroom 1: 4.02m x 2.9m
Wooden floor and range of built-in wardrobes.

Ensuite:
w.c., w.h.b. and shower.

Bathroom:
w.c., w.h.b., bath with shower attachment, tiled floor and surround.

Bedroom 2: 3.48m x 3.3m
Built-in wardrobes and wooden floor.

Bedroom 3: 2.86m x 2.44m
Built-in wardrobes and wooden floor.

Bedroom 4: 2.85m x 1.95m
Built-in wardrobes and wooden floor.

OUTSIDE:

Driveway to front with garden and flower bed. Side access on both sides of house with gates leading to rear garden mostly walled in, in lawn with paved patio area and garden shed.

SERVICES:

Mains water, mains drainage, refuse collection, alarm, gas fired central heating.

INCLUSIONS:

Oven, hob, extractor and carpets.

BER: D1

SOLICITOR:

Rosemary Scallon & Company, Menlo, Church Road,
Greystones, Co. Wicklow. Ph: 01-2872905





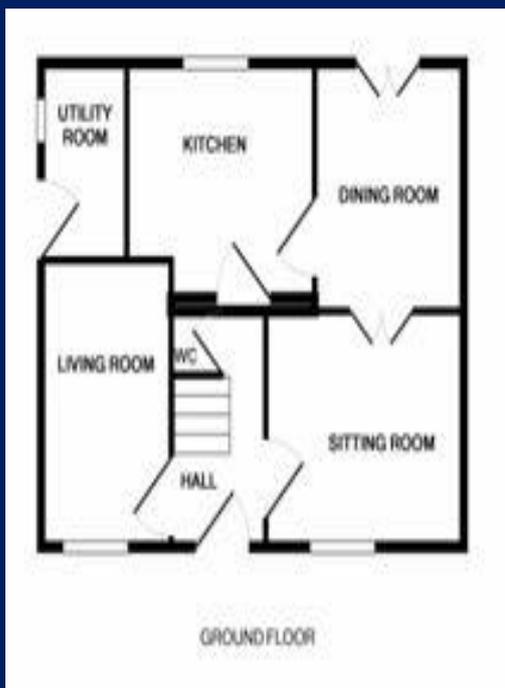
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WITH SOLE
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