

**For Sale By Private Treaty**

***4 Annfield Terrace,  
Henry Street, Newbridge,  
Co. Kildare***

***Period 4 Bedroom Terraced Cottage***



*4 Annfield Terrace is a period terraced 4 bedroom cottage with large walled in rear yard/garden in a very central location in the Town Centre. The property contains c. 1,058 sq.ft. (c. 98 sq.m.) with a red brick façade, PVC double glazed windows, electric heating, laminate flooring and vehicular rear access. Situated in a super position just off the Main Street within walking distance of all amenities – church, schools, banks, post office and shops including Dunnes, Penneys, TK Maxx, Tesco and Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. The commuter train service is only a 5 minute walk providing an excellent service to the City Centre, along with the bus route on the Main Street and M7 Motorway access closeby.*

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

## ACCOMMODATION:

Entrance Hall	8.7m x 1.43m	With laminate floor
Sittingroom	4.26m x 3.53m	With laminate floor and fireplace
Bathroom		w.c., w.h.b., bath, electric shower, fully tiled floor and walls
Bedroom 1	4.4m x 3.54m	With laminate floor
Bedroom 2	3.72m x 2.93m	With laminate floor
Bedroom 3	4.42m x 2.57m	With laminate floor
Bedroom 4	3.74m x 2.18m	With laminate floor
Kitchen	4m x 2.54m	With laminate floor, s.s. sink unit, built in presses



**SERVICES:** Mains water, mains drainage, electric heating and refuse collection, ESB.

**OUTSIDE:** Gravelled front garden. Large walled in rear yard with vehicular rear access.

**SOLICITOR:**

**BER: G**

**PRICE:** €169,500



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