

**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



These particulars are issued by Jordan Town and Country Estate Agents, on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2014. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007514 © Government of Ireland.