



# Two Bedroom Terrace Residence

9 Rowan Terrace, Newbridge, Co. Kildare, W12 H670.




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1



79.82 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

Centrally located in Newbridge town centre and overlooking the river Liffey, 9 Rowan Terrace is within walking distance of all the amenities that the bustling town of Newbridge has to offer. There's an abundance of shops, schools, banks, post office, pubs and restaurants, on your doorstep, not to mention the Whitewater Shopping Centre. The town has the benefit of a good road and rail infrastructure for the commuter with the M7 Motorway closeby, bus route on Main Street and regular commuter rail service to City Centre.

### DESCRIPTION:

Two bedroom townhouse extending to c.81 sq. mts./ 871 sq. ft. The property is in need of some modernisation throughout but has endless possibilities for the discerning purchaser. The property has been upgraded somewhat with gas fired central heating and double glazed windows. The rear garden has access via a shared lane way and there is a large cobble lock front garden with pretty wrought iron gate and railings. This property could suit someone looking for a business premises close to the main street (subject to change of use) or a first time buyer or investor looking to put their own stamp on a property. Early viewing advised.

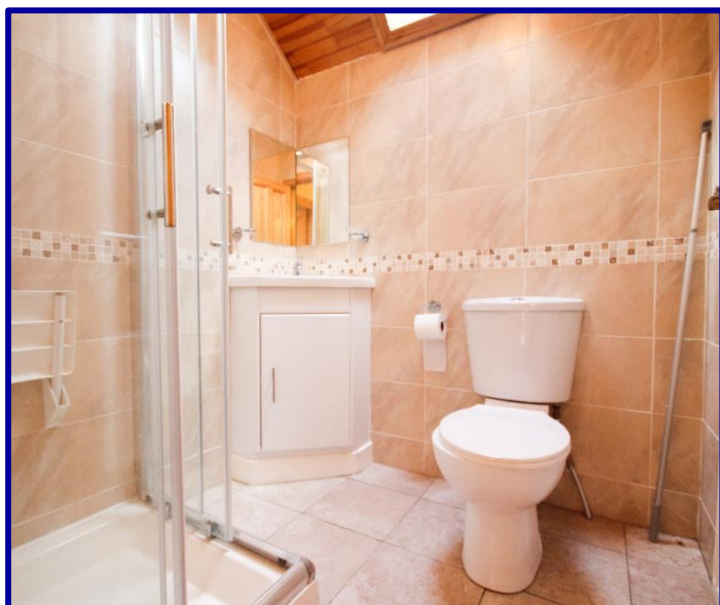
### ACCOMMODATION:

<b>Entrance Hall</b>	2.95m x 1.82m.	With understairs storage.
<b>Living Room</b>	3.50m x 2.60m.	With fireplace.
<b>Dining Room</b>	4.50m x 3.45m.	With fireplace.
<b>Kitchen</b>	3.32m x 2.21m.	With fitted kitchen units, tiled floor & splashback.
<b>Utility Room</b>	2.25m x 1.38m.	Plumbed for washing machine. Door to back garden.
<b>W.C.</b>	2.77m x 1.38m.	With W.C. & W.H.B. Door to garden.



## UPSTAIRS

<b>Bedroom 1</b>	3.59m x 3.10m.	With wooden flooring.
<b>Bedroom 2</b>	3.07m x 2.20m.	With wooden flooring & fitted wardrobe.
<b>Store Room</b>	1.67m x 1.66m.	Fully tiled with shower cubicle, W.C. & W.H.B.



### **OUTSIDE/SERVICES:**

- Rear access via lane way
- Barna shed
- Gas fired central heating.

### **SERVICES:**

- Heating: Gas fired central heating
- Water: mains
- Sewage: mains
- Electricity: E.S.B.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2 (115613382)**

**PRICE REGION:**

**€199,000**



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