



SEMI-DETACHED 3 BEDROOM RESIDENCE

15 The Street, College Farm, Newbridge, Co. Kildare, W12 EK75

GUIDE PRICE: € 300,000

BER D1

JORDAN 

PSRA Reg. No. 001536

**15 The Street, College Farm, Newbridge, Co.
Kildare, W12 EK75**

FEATURES:

- * PVC double glazed windows
- * Gas fired central heating
- * Low maintenance mostly brick/dashed exterior
- * Built-in wardrobes in 2 bedrooms
- * PVC fascia/soffits
- * Cul De Sac
- * c. 1,109 sq.ft. (c. 103 sq.m.) of accommodation
- * Excellent recreational, educational, shopping facilities closeby
- * Superb road and rail infrastructure with bus, train and motorway

DESCRIPTION:

College Farm is a residential development situated in an excellent location only a short walk from the town centre and train station. Built approx. 22 years containing c. 1,109 sq.ft. (c.103 sq.m.) of accommodation with the benefit of PVC double glazed windows, mostly maintenance free brick/dashed exterior, built-in wardrobes in 2 bedrooms, gas fired central heating and gardens to front and rear.

The property also has the benefit of a pedestrian walkway providing a shortcut to the train station. The development is adjacent to Newbridge College only a short walk from the town centre which offers an excellent array of facilities including restaurants, pubs, schools, churches, post office and superb shopping to include such retailers as TK Maxx, Penneys, Dunnes Stores, Aldi, Lidl, Tesco, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway (access at Junction 10), bus route available from the Main Street and adjacent to the train station which offers a regular commuter rail to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall : 5.70m x 1.00m
With laminate floor and coving.

Sitting Room : 4.62m x 4.20m
With laminate floor, wall lights, coving and fireplace.

Kitchen/Dining : 5.87m x 5.33m
(L-Shaped) With tiled floor, plumbed, electric oven, electric hob, s.s. sink unit, built-in ground and eye level presses, tiled surround and patio doors leading to rear garden.

Utility Room :
Tiled floor and plumbed.

Upstairs

Bedroom 1 : 3.14m x 4.20m
With built-in wardrobes.

En-suite :
w.c., w.h.b., shower and tiled floor.

Hotpress :
Shelved with timed immersion.

Bedroom 2 : 3.56m x 2.76m
With built-in wardrobes.

Bedroom 3 : 3.57m x 2.47m

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

OUTSIDE:

Driveway to front enclosed by hedging with lawns to front and rear, side access with gate and paved patio area.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: D1

BER NO: 106834724

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