



SPACIOUS 2 BEDROOM GROUND FLOOR OWN DOOR APARTMENT



1 The Hawthorns, Millfield, Newbridge, Co.
Kildare,

Guide Price: € 150,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

Apartment 1 Block F, The Hawthorns, Millfield, Newbridge, Co. Kildare

FEATURES:

- Overlooking a green area.
- Hardwood double glazed windows.
- Gas fired central heating.
- Red brick façade.
- Very central location walking distance of all the amenities.
- Presented in good condition.

DESCRIPTION:

Millfield is a modern residential development of houses and apartments in a very central location in the centre of Newbridge. 1 The Hawthorns is only a short walk from the town centre, schools, churches, banks post office and superb shopping to include Tesco's, T.K. Maxx, Dunnes, Penneys, Woodies, D.I.D. Electric, Supervalu, Lidl, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Newbridge has developed into an ideal commuter destination with a good road and rail infrastructure including bus route available from the Main Street, train service direct to the City Centre and M7 Motorway access at Junction 10 or 12. The town has a wealth of amenities for the sporting enthusiast with rugby, canoeing, GAA, fishing, horse riding, soccer, leisure centres, golf, horse racing in the Curragh, Naas and Punchestown.

The property was built in 2007 containing c. 69 sq. m. (c. 743sq. ft.) of accommodation presented in good condition throughout with features including double glazed windows, gas fired central heating, maple shaker style fitted kitchen and sandstone fireplace with gas fire. This is an ideal starter home in a very central location within walking distance of all the amenities.

ACCOMMODATION:

Kitchen/Dining/ Living Area	6.16m x 4.80m (20.21ft x 15.75ft)
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With coving, laminate floor, gas fire, built in ground and eye level shaker style units, s.s. sink, Candy oven, ceramic hob, extractor, cloak closet.

Bathroom

Tiled floor and surround, w.c., w.h.b., bath with shower attachment.

Bedroom 1	3.92m x 2.42m (12.86ft x 7.94ft)
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with laminate floor

En-suite

tiled floor and surround, w.c., w.h.b. and shower

Bedroom 2	3.92m x 2.27m (12.86ft x 7.45ft)
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with laminate floor

Hotpress

shelved with immersion

OUTSIDE:

Parking to front & shared gardens.

SERVICES:

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

INCLUSIONS:

Carpets, blinds, oven, hob and extractor

BER: C2

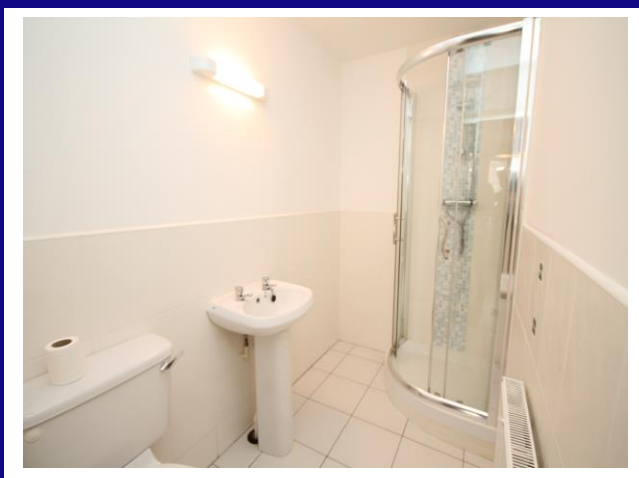
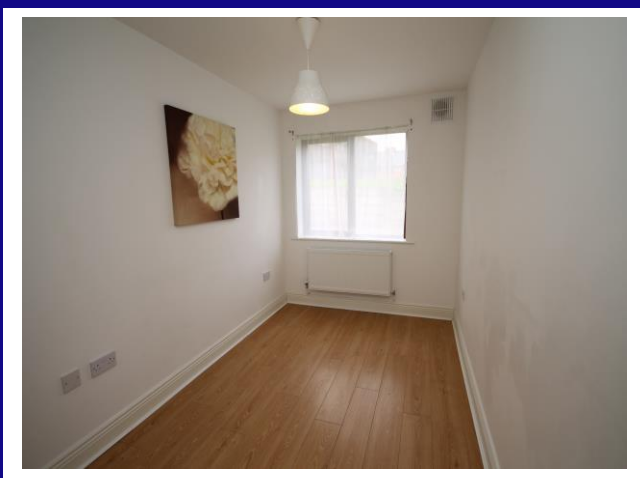
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VIEWING STRICTLY BY APPOINTMENT WITH
SELLING AGENT.



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