



TERRACED 2 BEDROOM RESIDENCE

**2 CANNING PLACE,
NEWBRIDGE,
CO. KILDARE**

GUIDE PRICE: €110,000

DESCRIPTION

Situated in a very central location in the town centre overlooking the river Liffey convenient to shops, schools, churches, pubs, restaurants, banks, post office etc.

The property contains c.73 sq. m. (c.786 sq. ft.) of accommodation with 2 bedrooms, sittingroom, kitchen and shower room which will require modernization and refurbishment. To the rear is a workshop with yard and rear access.

Local activities include rugby, GAA, hockey, basketball, canoeing, fishing, racing, horse riding, golf and leisure centre. Shopping facilities include Penneys, Newbridge Silverware, Tescos, Dunnes, Woodies, D.I.D. Electric, Lidl, Super Valu, T.K. Maxx and Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. Commuters have the benefit of the M7 Motorway at Junction 10. Train service direct to City centre and bus route on the Naas Road.



ACCOMMODATION:

Entrance hall:	8m x 1.15m	
Sittingroom:	4.27m x 3.45m	With tiled fireplace and 2.8m ceiling height.
Bedroom 1:	4.25m x 3.45m	With tiled fireplace.
Bedroom 2:	3.68m x 3.35m	With 2.76m ceiling height.
Kitchen:	3.4m x 3.33m	With solid fuel stove, s.s. sink unit, presses and 2.8m ceiling height.
Shower room:		With electric shower, w.c. and w.h.b. and back hall.

SPECIAL FEATURES

- Town centre location.
- Rear yard with access and workshop.
- Ideal refurbishment opportunity.
- Motorway, bus route and train closeby.
- Excellent shopping, restaurants and pubs.
- Overlooking river Liffey.

OUTSIDE:

Garden to front, accessed via a pedestrian gate.
Yard to rear with workshop, outside toilet and rear access.



SOLICITOR:

Delaney Dawson, Solicitors, Newbridge.

SERVICES:

Mains water, mains drainage and electricity.

PRICE: €110,000

BER: G NO: 108533902

For identification purposes only



CONTACT DETAILS:

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