



**DETACHED 4 BEDROOM BUNGALOW IN A MAGNIFICENT RIVER FRONT SETTING.**

**CONNELL FORD, NEWBRIDGE,  
CO. KILDARE, W12 V141**

**Guide Price: €475,000**

**PUBLIC AUCTION  
FRIDAY 21<sup>ST</sup> JUNE 2019  
IN KEADEEN HOTEL,  
NEWBRIDGE @ 3.00PM  
(unless previously sold)**



PSRA Reg No. 001536

## FOR SALE BY PUBLIC AUCTION

CONNELL FORD, KILBELIN,  
NEWBRIDGE, CO. KILDARE, W12  
V141

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### DESCRIPTION:

Connell Ford is positioned in a wonderful mature setting overlooking the river Liffey as it meanders past the property and views over Great Connell Stud. Situated in a quiet cul-de-sac of 5 houses, the road was the original Dublin road over the Liffey many years ago. Standing on c.1.1 Acres this private oasis is approached by a recessed entrance to a sweeping tarmac drive with gardens mainly in lawn with a selection of shrubs, flower beds all enclosed by trees and hedges. Built in 1973 extending to c.185 sq. m. (c.1,990 sq. ft.) of spacious accommodation including hall, 3 reception rooms, kitchen, 4 beds, 3 baths and double garage. While on the outskirts of town the property is within walking distance of town centre offering an excellent selection of schools, restaurants, pubs and shopping on your doorstep to include, Penneys, Tesco, Dunnes, T.K. Maxx, Newbridge Silverware, Lidl, Supervalu and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. An excellent transportation network is at hand with the M7 Motorway, bus route from town centre and train service direct to City Centre.

**BER: F No. 112250097**

### ACCOMMODATION:

**Entrance Hall:** 3.56m x 2.57m with coving and cloak closet.

**Sittingroom:** 6.1m x 4.22m with coving, large corner window overlooking river, wall lights, sliding door to patio and marble fireplace with back boiler.

**Diningroom:** 4.56m x 3.14m with coving and window overlooking patio.

**Livingroom:** 3.24m x 3.23m with Stanley solid fuel stove (back boiler) coving and door to patio.

**Kitchen:** 6.26m x 2.4m with built-in ground and eye level presses, coving, double drain, s.s. sink unit, plumbed, larder unit.

**Bedroom 1:** 4.22m x 3.55m with range of built-in wardrobes and coving.

**Ensuite:** w.c., w.h.b., tiled floor and shower.

**Hotpress:** shelved with immersion.

**Bathroom:** w.c., w.h.b., bath with shower attachment, coving, tiled surround.

**Bedroom 2:** 3.6m x 3.22m with coving.

**Bedroom 3:** 4.24m x 3.02m with double built-in wardrobes and coving.

**Showerroom:** with shower, w.c. and w.h.b.

**Bedroom 4:** 3.2m x 2.68m with coving and closet.

**Double garage:** 6.02m x 5.55m.

### FEATURES:

- Extensive river frontage.
- C.1.1 Acre mature site.
- C.185 sq. m. (c.1,990 sq. ft.) of accommodation.
- Quiet cul-de-sac of 5 houses.
- Walking distance of town centre.
- Excellent shopping, educational and recreational facilities closeby.
- Good road and rail infrastructure at hand.
- Dual oil fired/solid fuel central heating

### OUTSIDE:

Approached by a recessed entrance to a sweeping tarmac drive the property stands on c.1.1 Acres of gardens mainly in lawn with a selection of flower beds and shrubs all enclosed by mature trees and hedges on the banks of the river Liffey, outside boiler house and utility store. Paved patio area and extensive river frontage.

### SERVICES:

Mains water, mains drainage, refuse collection, dual oil fired/solid fuel central heating.

**SOLICITOR:** Patrick J. Farrell & Co., Charlotte Street, Newbridge.

### INCLUSIONS:

Carpets, curtains, blinds and light fittings.

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