



DETACHED 4 BEDROOM BUNGALOW IN A MAGNIFICENT RIVER FRONT SETTING.

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

Guide Price: €475,000

**PUBLIC AUCTION
FRIDAY 21ST 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**

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.

CONTACT: Liam Hargaden

M: 086-2569750 T: 045-433550

liam@jordancs.ie





These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2019. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007519 © Government of Ireland.

**Edward Street,
Newbridge,
Co. Kildare.
T: 045-433550
www.jordancs.ie**

