



SEMI-DETACHED 3 BEDROOM RESIDENCE

56 COLLEGE ORCHARD, NEWBRIDGE,
CO. KILDARE

GUIDE PRICE: €240,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

56 COLLEGE ORCHARD, NEWBRIDGE,
CO. KILDARE

FEATURES:

- Excellent central location.
- PVC double glazed windows.
- Gas fired central heating.
- Bus, train and motorway closeby.
- Excellent shopping, educational and recreational facilities in town.

DESCRIPTION:

College Orchard is a modern residential development of semi-detached and detached homes built around 1998 in a central location close to the town centre. No. 56 is situated in a cul-de-sac to the back of the development with gas fired central heating, PVC double glazed windows, alarm, red brick/dashed exterior, paved patio area, side access with gate and gardens to front and rear.

The development is adjacent to Newbridge College and the River Liffey only a short walk from the town centre offering an excellent array of restaurants, pubs, shops, banks post office, schools and superb shopping to include T.K. Maxx, Penneys, Dunnes, Tescos, Woodies, D.I.D. Electric, Lidl, Supervalu, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of a good road and rail infrastructure closeby with the M7 Motorway access at Junction 10, bus route from the Main Street and train service direct to the City Centre. Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

Entrance Hall: 1.89m x 3.2m
With coving, toilet, w.c., w.h.b.

Sittingroom: 4m x 3.87m
With coving, bay window, gas fire and double doors leading to

Kitchen/Diningroom: 5.8m x 3.48m

With tiled floor, built-in ground and eye level presses, patio doors to rear gardens, s.s. sink unit, plumbed, tiled surround, electric Whirlpool oven, Whirlpool gas hob, extractor unit and gas burner.

Upstairs:

Bathroom:

Electric shower, bath, w.c., w.h.b., tiled surround.

Bedroom 1: 3.64m x 3.16m

With built-in wardrobes.

Ensuite:

w.c., w.h.b., shower.

Hotpress:

Shelved with immersion.

Bedroom 2: 3.47m x 3.11m

With built-in wardrobes.

Bedroom 3: 2.55m x 2.38m

With built in bed.

OUTSIDE:

Gardens to front and rear mainly in lawn, paved patio area, side access with gate and barna shed.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor and barna shed.

BER: D1 - 101843043

SOLICITOR:

Joe Clancy, Main Street, Rathfarnham, Dublin 14.

CONTACT:

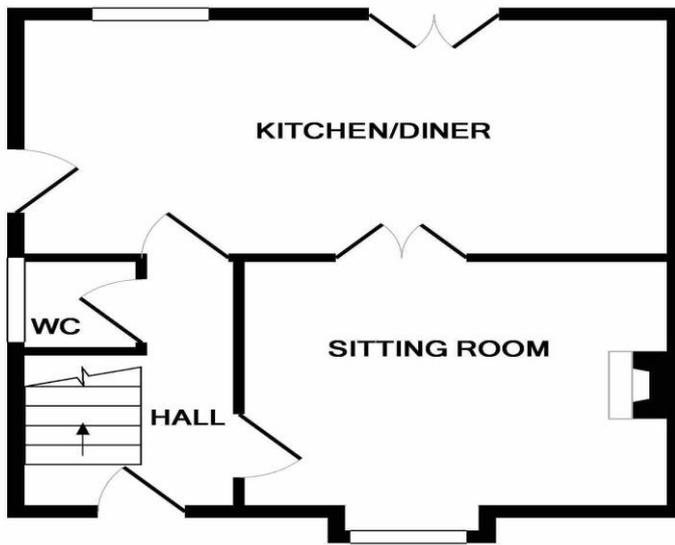
Liam Hargaden

M: 086-2569750

T: 045-433550

E: liam@jordancs.ie





GROUND FLOOR

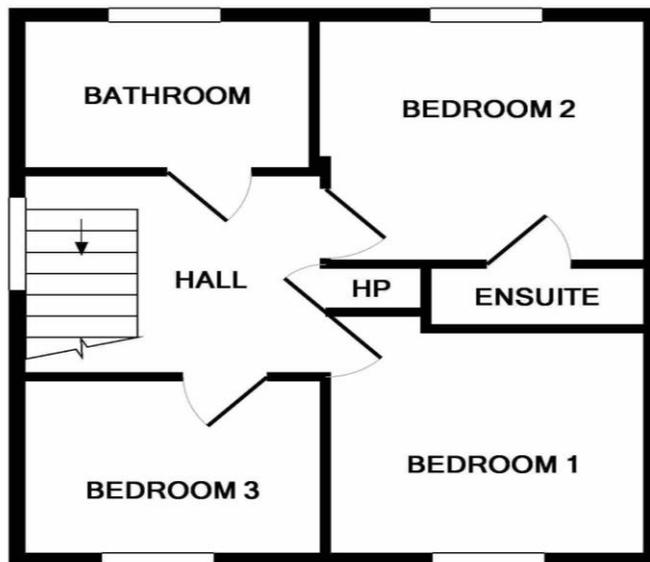
CONTACT:

Liam Hargaden

M: 086-2569750

T: 045-433550

E: liam@jordancs.ie



1ST FLOOR

**VIEWING STRICTLY
BY APPOINTMENT
WITH SOLE
SELLING AGENT**



Edward Street, Newbridge, Co. Kildare.

T: 045-433550

www.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 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.