



## 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

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### 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, Tesco's, 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:**

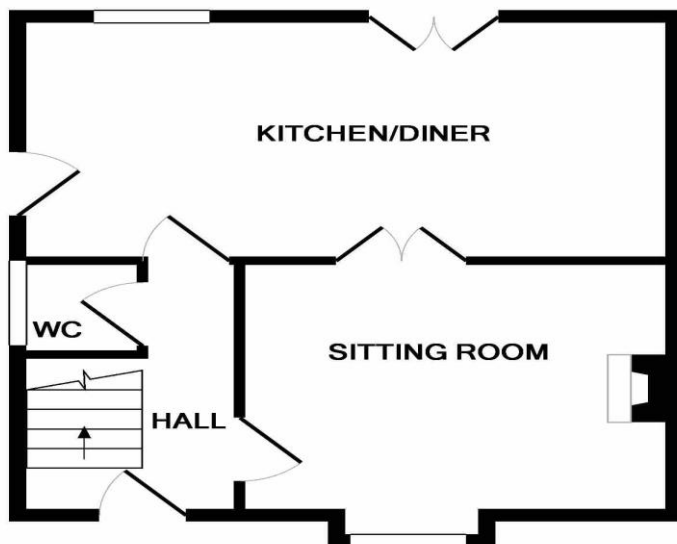
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GROUND FLOOR

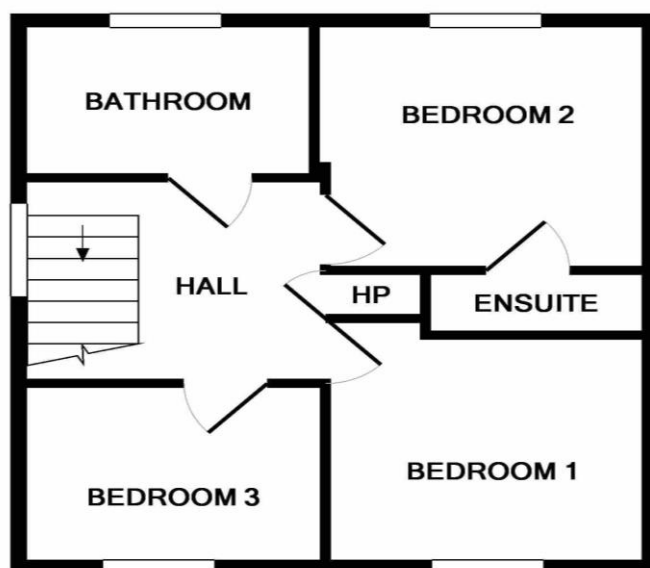
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1ST FLOOR

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BY APPOINTMENT  
WITH SOLE  
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**Edward Street, Newbridge, Co. Kildare.**

**T: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

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