



BER D2

## 4 BEDROOM SEMI-DETACHED RESIDENCE

18 MAPLE ROAD, CONNELL DRIVE, NEWBRIDGE, CO. KILDARE

Guide Price: €275,000



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**18 MAPLE ROAD, CONNELL DRIVE,  
NEWBRIDGE, CO. KILDARE**

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### DESCRIPTION:

Jordan Auctioneers are delighted to offer this 4 bedroom semi-detached residence in Newbridge to the market. The property is located at the end of a cul-de-sac of eight houses overlooking a green area. Connell Drive is a centrally located residential development of semi-detached and detached homes built in the 1990's by P.M.E. Donnelly Ltd. The property has a garden to front in lawn with concrete drive which would accommodate 4 cars, red brick facade, hardwood double glazed windows, oil fired central heating.

The house contains c.133.8 sq. m. (c.1,440 sq. ft. The development is situated only a short walk from the town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema.

### AMENITIES:

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 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

### ACCOMMODATION:

**Entrance Hall:** 3.62m x 1.74m with coving and understairs storage.

**Toilet:** with w.c., w.h.b.

**Sittingroom:** 4.53m x 4.3m with coving, wall lights, mahogany surround fireplace with tiled inset and marble hearth.

**Kitchen:** 4.65m x 2.9m with built in ground and eye level presses, electric oven, electric hob, s.s. sink unit, extractor, plumbed, tiled floor and surround.

**Diningroom:** 3m x 2.9m with coving and patio doors to rear garden.

**Utility:** 2.42m x 2.33m with tiled floor and plumbed.

**Familyroom:** 5m x 2.42m

### *Upstairs:*

**Bedroom 1:** 3.55m x 3.5m with range of built-in wardrobes.

**Ensuite:** w.c., w.h.b. and electric shower.

**Bedroom 2:** 3.16m x 2.6m.

**Bedroom 3:** 2.5m x 3.73m

**Bedroom 4:** 2.92m x 2.23m

**Bathroom:** w.c., w.h.b., bath and electric shower.

**Hot Press:** shelved with immersion.

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

### FEATURES:

- Oil fired central heating
- Hardwood double glazed windows
- Brick facade
- Walled in rear garden
- End house in a cul-de-sac of 8 houses
- Walking distance of all the amenities
- Bus, train and Motorway closeby

### OUTSIDE:

Situated on an end site with gardens mainly in lawn with hedges to front and walled in rear garden. Concrete drive to accommodate 4 cars.

### SERVICES:

Mains water, mains drainage, refuse collection and oil fired central heating.

### SOLICITOR:

Reidy Stafford  
Moorefield Terrace  
Newbridge  
Co. Kildare

### INCLUSIONS:

Carpets, blinds, light fittings, oven, hob and extractor.

### BER Details:

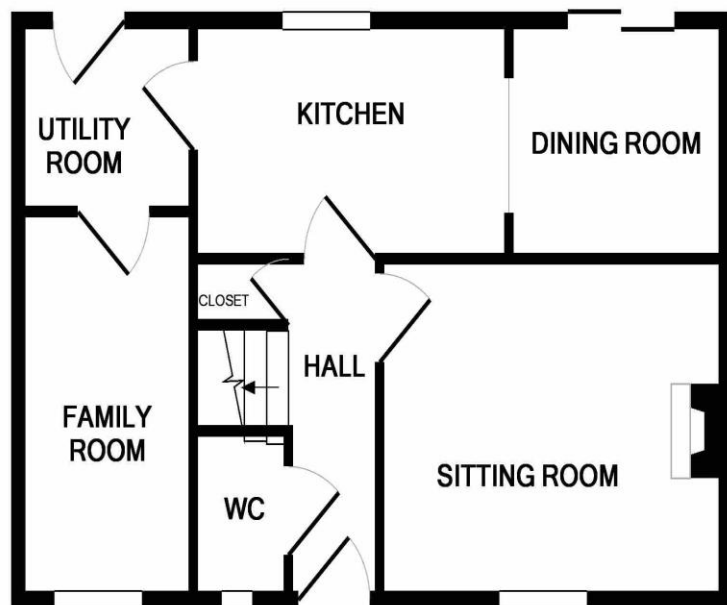
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### CONTACT:

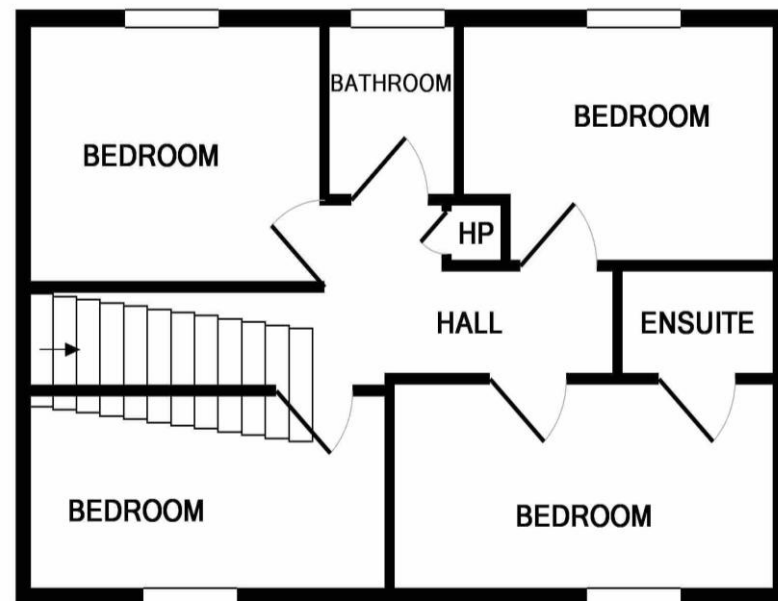
Phone: 045-433550  
Email: [info@jordancs.ie](mailto:info@jordancs.ie)  
Web: [www.jordancs.ie](http://www.jordancs.ie)







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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



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