

FOR SALE

By Private Treaty



59 College Park, Newbridge, Co. Kildare, W12 VH02

GUIDE PRICE: €365,000



3



2



118.3 Sqm



JORDAN 

SUPERB EXTENDED 3 BEDROOM RESIDENCE IN CENTRAL LOCATION

No. 59 is presented in very good condition throughout and benefits from a sunroom extension to rear along with two reception rooms, a large rear garden which is not overlooked and a block-built shed to the rear. It extends to c. 118.3 sq. m/c. 1,273 sq. ft and benefits from PVC double glazed windows and oil fired central heating.

The property is situated in an excellent central location in town only a short walk from all the amenities including schools, churches, banks, post office, pubs, restaurants, superb shopping to include Dunnes Stores, Tesco, Lidl, Aldi, Penney's, TK Maxx, Woodies, DID Electrical, Newbridge Silverware, SuperValu and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

The town has the benefit of an excellent road and rail infrastructure with the bus route available from the Main Street, train service within circa 1km offering direct access to the City Centre (either Heuston Station or Grand Canal Dock) and M7 Motorway access at Junction 10.



Accommodation

Entrance Hall (6.46ft x 14.07ft) 1.97m x 4.29m

With tiled floor.

Kitchen (15.12ft x 7.87ft) 4.61m x 2.40m

With tiled floor and surround, build-in ground and eye level units, stainless steel sink, electric oven, electric hob, recessed lights, extractor, wood panel ceiling.

Sitting Room (11.88ft x 14.34ft) 3.62m x 4.37m

With laminate floor, brick fire with stove.

Living Room

With laminate floor, wood panel ceiling, stove fire.

Shower Room (7.58ft x 13.16ft) 2.31m x 4.01m

With electric shower, w.c., w.h.b., laminate floor, PVC wall panelling.

Upper Landing

Shower Room

w.c., w.h.b., double electric shower, tiled floor.

Bedroom 2 (10.63ft x 10.70ft) 3.24m x 3.26m

With built-in wardrobes.

Bedroom 1 (15.12ft x 10.79ft) 4.61m x 3.29m

Bedroom 3 (7.84ft x 10.07ft) 2.39m x 3.07m



Features

- PVC double glazed windows.
- Oil fired central heating.
- Central location within walking distance of all the amenities.
- Large rear garden.
- No onward chain.
- Presented in very good condition throughout.
- Good road and rail infrastructure.
- Short walk to train station.

Inclusions

TBC

Outside

Large rear garden not overlooked.
Block-built shed.

Services

Oil fired central heating, refuse collection, mains water, mains drainage.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only

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