



**TWO STOREY HOUSE INCORPORATING 2 X 1 BED APARTMENTS  
WITH FPP TO REAR FOR 4 X 1 BED APARTMENTS**

**14 EYRE STREET, NEWBRIDGE, CO. KILDARE W12 Y285**

**Guide Price: €300,000**

**FOR SALE BY  
PRIVATE  
TREATY**



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

14 Eyre Street, Newbridge, Co. Kildare

### DESCRIPTION:

No. 14 is located in the middle of Eyre Street parallel to the Main Street within walking distance of all the amenities including pubs, restaurants, banks, post office, schools church and shopping with such retailers as Penneys, TK Maxx, Dunnes Stores, Tesco, Lidl, Aldi (Opening Soon), Newbridge Silverware and Whitewater Shopping Centre.

The house is split into 2 x 1 bed units with a large rear yard which has full planning permission for 4 x 1 bed apartments.

Newbridge has the benefit of an excellent road and rail infrastructure with M7 Motorway at Junction 10. Bus route on Main Street and train service direct to City Centre.

Local amenities include golf, fishing, athletics, hockey, basketball, canoeing, GAA, rugby, soccer to name but a few.

### HOUSE:

**Apt A:** Comprises kitchen/living, shower room and bedroom.

**Apt B:** Comprises kitchen/living, hall, sitting room, bedroom and bathroom.

### PLANNING:

Permission was granted by Kildare County Council Ref 18507 Final Grant dated 4<sup>th</sup> March 2019 for 4 x 1 bed apartments.

### PROPOSED APARTMENT BLOCK:

**Unit 1** – 51.4 sq.m. (ground floor) with hall, kitchen/living, bedroom, bathroom and balcony.

**Unit 2** – 51.4 sq.m. (ground floor) with hall, kitchen/living, bedroom, bathroom and balcony.

**Unit 3** – 50.1 sq.m. (first floor) with hall, kitchen/living, bedroom, bathroom and balcony.

**Unit 4** – 50.1 sq.m. (first floor) with hall, kitchen/living, bedroom, bathroom and balcony.

### SERVICES:

We understand all mains services are available in the vicinity but prospective purchaser will need to satisfy themselves.

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### CONTACT:

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