

FOR SALE

By Private Treaty

11 The Close, College Farm, Newbridge, Co. Kildare, W12 WR13

3 | 3 | 98 Sqm | BER C1

GUIDE PRICE: €375,000

JORDAN

SUPERB SEMI-DETACHED THREE BEDROOM WITH DEVELOPMENTIAL POTENTIAL

No.11 the close is a superb three bedroom semi-detached residence situated at the end of a quiet-cul-de-sac and benefits from a large end site, south facing rear garden, low maintenance brick/dashed exterior, gas fired central heating, PVC double glazed windows and built in wardrobes in all bedrooms. Full planning permission has been granted for an additional three-bedroom property on site. Full set of plans are available on the Kildare County Council website, Planning reference number: 2460909. The property may also qualify for the Vacant Property refurbishment grant of up to €50,000 subject to eligibility criteria and approval.

College Farm is a well-established residential development built circa 2000 ideally located within a short walking distance of the Town Centre. The property also has the benefit of a pedestrian walkway providing a shortcut to the train station. The development is adjacent to Newbridge College only a short walk to the Town Centre which offers an excellent array of facilities including restaurants, pubs, schools, churches, banks, post office and superb shopping to include such retailers as TK Maxx, Penneys, Dunnes Stores, Lidl, Aldi, Tesco, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

Commuters also have the benefit of an excellent road and rail infrastructure with the M7 motorway access at Junction 10, bus route available from the Main Street and adjacent to the train station which provides regular commuter rail service to the City Centre either Grand Canal Dock or Heuston Station.







Accommodation

Entrance Hall (15.42ft x 6.23ft) 4.70m x 1.90m
Laminate flooring, coving.

Living Room (17.16ft x 10.76ft) 5.23m x 3.28m
Laminate flooring, coving, gas fire with wood surround.

Kitchen/Dining Area (18.70ft x 17.39ft) 5.70m x 5.30m
L shaped, Vinyl/laminate flooring, built in ground and eye level units, tiled splashback, stainless steel sink, electric hob, electric oven, sliding french doors leading to rear garden.

Guest WC
W.c, w.h.b.

Bedroom 1 (15.29ft x 10.27ft) 4.66m x 3.13m
Laminate flooring, built in wardrobes.

En-suite
W.c, w.h.b.

Bedroom 2 (12.30ft x 8.86ft) 3.75m x 2.70m
Laminate flooring, coving.

Bedroom 3 (8.37ft x 8.20ft) 2.55m x 2.50m
Laminate flooring, built in wardrobe.

Hotpress
Shelved with immersion.

Bathroom
W.c, w.h.b, bath with tiled surround, shelving, wood flooring.








Features

- Off street parking for two cars.
- Gated side access to rear garden.
- Low maintenance exterior.
- Great location.
- Large end site.
- Situated at the end of a quiet cul - de - sac.
- PVC double glazed windows.
- Gas fired central heating.
- Possibly eligible for the vacant homes grant of up to €50,000.
- Planning permission granted for additional three-bedroom house.



Inclusions

TBC

Outside

Low maintenance brick and dashed exterior, parking for two cars, gated side access to rear garden, outside tap, large end site and south facing rear garden in lawn.



Services

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

Negotiator | **Mark Neylon**

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Viewings

Strictly by prior appointment only

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