



**SUPERB 3 BEDROOM TERRACE  
RESIDENCE**



**37 Millfield Manor, Millfield, Newbridge,  
Co. Kildare, W12 TD40**



**Guide Price: € 195,000**

PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**37 Millfield Manor, Millfield, Newbridge,  
Co. Kildare, W12 TD40**

### FEATURES:

- Overlooking a green area.
- Hardwood double glazed windows.
- Gas fired central heating.
- Red brick façade.
- Very central location walking distance of all the amenities.
- Presented in good condition.

### DESCRIPTION:

Millfield is a modern residential development of houses and apartments in a very central location in the centre of Newbridge. No. 37 is situated towards the back of the development overlooking a green area and the property is only a short walk from the town centre, schools, churches, banks post office and superb shopping to include Tesco's, T.K. Maxx, Dunnes, Penneys, Woodies, D.I.D. Electric, Supervalu, Lidl, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Newbridge has developed into an ideal commuter destination with a good road and rail infrastructure including bus route available from the Main Street, train service direct to the City Centre and M7 Motorway access at Junction 10 or 12. The town has a wealth of amenities for the sporting enthusiast with rugby, canoeing, GAA, fishing, horse riding, soccer, leisure centres, golf, horse racing in the Curragh, Naas and Punchestown.

The property was built in 2006 containing c.95.5 sq. m. (c.1,028 sq. ft.) of accommodation presented in good condition throughout with features including double glazed windows, gas fired central heating, maple shaker style fitted kitchen, sandstone fireplace with gas fire and built-in wardrobes in 3 bedrooms. This is an ideal starter home in a very central location within walking distance of all the amenities.

### ACCOMMODATION:

**Entrance Hall** 4.40m x 1.97m (14.44ft x 6.46ft)

With laminate floor and coving.

#### Toilet

w.c., w.h.b. and tiled floor.

**Sitting/Dining** 10.16m x 2.77m (33.33ft x 9.09ft)

With laminate floor, gas fire, coving and french doors to rear.

**Kitchen** 1.94m x 3.37m (6.36ft x 11.06ft)

Maple built-in ground and eye level presses, plumbed, electric oven, extractor, ceramic hob, s.s. sink unit, gas burner, tiled floor and surround.

**Bedroom 1** 4.70m x 3.70m (15.42ft x 12.14ft)

With built-in wardrobes.

#### En-Suite 1

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

#### Bathroom

w.c., w.h.b., bath with shower attachment, tiled floor and surround.

**Bedroom 2** 3.38m x 2.78m (11.09ft x 9.12ft)

With built-in wardrobes

**Bedroom 3** 3.39m x 1.91m (11.12ft x 6.27ft)

With built-in wardrobes.

#### Hotpress

Shelved with immersion.

Folding attic stairs leading to attic.

### OUTSIDE:

Large wooden deck and barna shed.

### SERVICES:

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

### INCLUSIONS:

Carpets, blinds, oven, hob, extractor, fridge/freezer, washing machine and dishwasher.

**BER: C1**

**BER NO: TBC**

**SOLICITOR: TBC**

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



Edward Street, Newbridge,  
Co. Kildare.  
T: 045-433550  
[www.jordancs.ie](http://www.jordancs.ie)

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2019. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007519 © Government of Ireland.