



FINE DETACHED BUNGALOW ON C. 1/3 OF AN ACRE

Great Connell, Newbridge, Co. Kildare, W12 WY83

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

**Greatconnell, Newbridge, Co. Kildare, W12
WY83**

DESCRIPTION:

This is a fine detached 3 bedroom bungalow on 1/3 of an acre with separate garage and fuel stores. Approached by a tarmadam drive which proceeds to rear of the house with lawns to side and rear. The house contains c. 900 sq.ft. (c. 83 sq.m.) of accommodation with the benefit of PVC double glazed windows, oil fired central heating and PVC fascia/soffits. Situated in an excellent location of Great Connell approximately 1 mile from the Town Centre just off the Dublin Road.

Newbridge offers a wealth of amenities on your doorstep with pubs, restaurants, schools, churches, banks, post office and shopping to include Tesco, Dunnes Stores, Woodies, SuperValu, Lidl, Aldi, Newbridge Silverware, Penneys, TK Maxx, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The town also the benefit of an excellent road and rail infrastructure with the bus route available from the Naas Road, M7 Motorway access at Junction 10 and train service from the town direct to the City Centre either Heuston Station or Grand Canal Dock.

ACCOMMODATION:

Entrance Hall: 1.06m x 3.28m

Sitting Room: 3.73m x 3.00m
With stone fireplace, coving amd built-in presses.

Kitchen/Living: 3.63m x 6.84m
With Tirolia solid fuel cooker, oak built-in ground and eye level presses, plumbed, s.s. sink unit, tiled surround and storage closet.

Bedroom 1: 2.85m x 3.60m
With double built-in wardrobes.

Bedroom 2: 2.65m x 3.08m
With double built-in wardrobes.

Bedroom 3: 3.33m x 2.84m
With double built-in wardrobes.

Shower Room: 12.12m x 6.84m
Electric shower, w.c., w.h.b., heated towel rail, fully tiled floor and walls.

OUTSIDE:

Approached by a tarmacadam drive which proceeds to the rear of the house with gardens to side and rear in lawn. Garage is 4.07m x 7.18m with adjoining lean-to fuel store. The property has the benefit of 2 vehicular entrances with 1 leading to the garage.

FEATURES:

- * PVC double glazed windows
- * Oil fired central heating
- * c. 1/3 of an acre site
- * Sought after location
- * Walking distance of the town centre
- * Excellent educational, recreational and shopping facilities closeby
- * Good road and rail infrastructure with bus, train and motorway

AMENITIES:

Local amenities include GAA, rugby, soccer, fishing, canoeing, athletics, basketball, swimming, horse riding, golf and horse racing in the Curragh, Naas and Punchestown.

SERVICES:

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

INCLUSIONS:

Carpet, Light, curtains, cooker, fridge, washing machine.

SOLICITOR:

Coughlan White Sols., Newbridge, Co. Kildare

BER: E2

BER NO: 114734114

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