



## SUPERB SEMI DETACHED 3 BEDROOM RESIDENCE

60 College Park, Newbridge, Co. Kildare, W12 DV21

GUIDE PRICE: € 260,000



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

**60 College Park, Newbridge, Co. Kildare,  
W12 DV21**

### DESCRIPTION:

College Park is a mature residential development of semi detached and detached homes. Situated in a very central location in the Town Centre parallel to the main street and only a short walk from the facilities closeby including schools, restaurants, pubs, church, banks and shops.

Built in the mid 1960's the house contains c. 100 sq.m. (c. 1,076 sq. ft.) of accommodation along with a garage, oil fired central heating, PVC double glazed windows and private walled in rear garden. The river Liffey is at the end of the road c. 175 metres from the property ideal for fishing or canoeing.

Newbridge is an ideal location for the modern family with all the amenities GAA, soccer, rugby and horse racing in the area. The town has such retailers as TK Maxx, Lidl, Tesco, Dunnes Stores, Newbridge Silverware, Penneys, Aldi (opening Spring 2021) and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 motorway, bus route from the main street and regular train service direct to the City Centre.

### FEATURES:

- \* Very central location in town.
- \* Oil fired central heating.
- \* PVC double glazed windows.
- \* Large private rear garden.
- \* Walking distance of all the amenities.
- \* 10 minute walk from train station.
- \* Bus route available from the main street.

### ACCOMMODATION:

#### Entrance Porch

With tiled floor.

**Hallway** 4.30m x 1.95m (14.11ft x 6.40ft)

**Sitting Room** 4.30m x 3.58m (14.11ft x 11.75ft)  
With walled lights and stone fireplace.

**Dining Room** 5.68m x 3.36m (18.64ft x 11.02ft)

#### Understairs

Storage press, shelving and fitted presses.

**Kitchen** 2.95m x 2.40m (9.68ft x 7.87ft)  
Built in ground eye level presses, plumbed s.s. sink unit, tiled surround and extractor.

#### Upstairs

#### Shower Room

With electric shower, w.c., w.h.b., fully tiled floor and walls.

**Bedroom 1** 4.50m x 3.25m (14.76ft x 10.66ft)  
With built in wardrobes.

**Bedroom 2** 3.23m x 3.23m (10.60ft x 10.60ft)

**Bedroom 3** 3.06m x 2.35m (10.04ft x 7.71ft)

### OUTSIDE:

Garden to front in lawn enclosed by hedges. Side access with gate leading to large rear garden in lawn enclosed by hedges. Garage attached to house with a vehicular access from the front and pedestrian side access.

### SERVICES:

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

### SOLICITOR:

Burns Nowlan Sols., 31 Main Street, Newbridge, Co Kildare.

### INCLUSIONS:

Carpets, curtains, blinds, light fittings, washing machine, cooker, extractor.

**BER:** D2

**BER NO:** 113217293

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