



**SUPERB 3 BEDROOM SEMI-DETACHED
RESIDENCE**

BER

C3

**46 OLD CONNELL WEIR, NEWBRIDGE,
CO. KILDARE, W12 P821**

JORDAN 

Guide Price: € 255,000

PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

46 Old Connell Weir, Newbridge, Co. Kildare, W12 P821

DESCRIPTION:

Old Connell Weir is a prestigious modern residential development of 80 semi-detached and detached homes built by Andrews Construction on the outskirts of town along the banks of the River Liffey. No. 46 is a 3 bed semi-detached residence built c. 2003 and comprising c. 1,187 sq.ft. (110.3 sq.m.) of accommodation. The property is approached by a cobble loc drive, has woodgrain PVC double glazed windows, PVC fascia and soffits and gas fired central heating. The development offers large amenity areas with a river walk in a nice quiet setting. The development is only a short walk from the town centre with banks, post office, pubs, restaurants and for the shopping enthusiast Penneys, T.K. Maxx, Dunnes Stores, Tesco, D.I.D. Electric, Woodies, Newbridge Silverware, Lidl, Supervalu and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters are well catered for with the benefit of a good road and rail infrastructure closeby with the M7 Motorway access at Junction 10, bus route available from the town and only a short walk from the train station providing a regular commuter service to the City centre.

ACCOMMODATION:

Hallway 5.78m x 1.78m

With laminate floor and coving.

Sitting Room 5.90m x 3.58m

Into bay window with laminate floor, coving, wood surround fireplace with gas insert, double doors leading to:

Kitchen/Dining 5.53m x 5.47m

L-shaped with tiled floor, built-in shaker style ground and eye level units, stainless steel sink, electric oven, ceramic hob, extractor, integrated fridge/freezer, sliding patio door to rear garden.

WC

With tiled floor, tiled splashback, w.c., w.h.b. and tiled surround.

Utility Room

With tiled floor, plumbed, gas boiler.

Bedroom 1 4.57m x 3.05m

With built in wardrobe.

En-Suite

With w.c., w.h.b. and electric shower.

Bedroom 2 3.87m x 3.00m

With range of built-in wardrobes.

Bedroom 3 2.74m x 2.34m

With built-in wardrobe.

Bathroom

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

OUTSIDE:

- Adjacent to a large green area.
- Gated side access to rear.
- PVC fascias and soffits.
- Barna shed.

SERVICES:

- Mains water.
- Mains drainage.
- Electricity.
- Gas fired central heating.

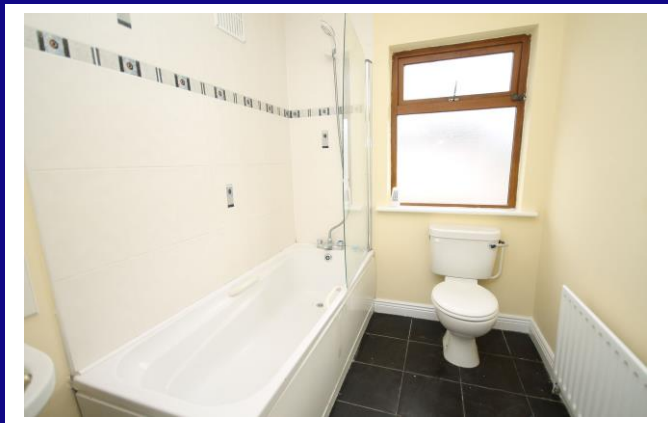
INCLUSIONS: TBC

BER: C3

BER NO: 103658266

SOLICITOR:

Lesley Dempsey,
McCormack Solicitors,
Newbridge,
Co. Kildare





**Edward Street, Newbridge,
Co. Kildare.**

T: 045-433550

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.