



## 2 BEDROOM GROUND FLOOR APARTMENT

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Apartment 61, Block D, Millfield, Newbridge, Co. Kildare, W12 V275

GUIDE PRICE: € 180,000



PSRA Reg. No. 001536

**Apartment 61, Block D, Millfield,  
Newbridge, Co. Kildare, W12 V275**

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**FEATURES:**

- \* Hardwood double glazed windows
- \* Gas fired central heating
- \* Maintenance free red brick facade
- \* Very central location within walking distance of all the amenities
- \* Presented in good condition throughout

**DESCRIPTION:**

"Millfield" is a modern residential development of apartments and houses in a very central location in the centre of Newbridge. This is a fine 2 bedroom ground floor apartment built in 2006 containing c. 62 sq.m. (c. 667 sq.ft.) with gas fired central heating, laminate flooring, balcony, ensuite bedroom and double glazed windows.

Located only a short walk from schools, churches, banks, post office, pubs, restaurants and shops including Woodies, Tesco, Dunnes, T.K. Maxx, Penneys, DID Electric and Whitewater Shopping Centre with 70 retail outlets, foodcourt and cinema.

Newbridge has developed into an ideal commuter destination with excellent 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, soccer, fishing, horse riding, leisure centres, golf, basketball, hockey, swimming, athletics and racing in the Curragh, Naas and PuncHESTOWN.

**ACCOMMODATION:**

Entrance Hall: 4.25m x 0.95m  
with laminate floor and coving.

Living/Dining Area: 3.40m x 5.80m  
with laminate floor, gas fire, door to balcony, coving.

Kitchen:  
with laminate floor, tiled surround, integrated dishwasher, integrated fridge/freezer, built in ground and eye level presses, electric oven, gas hob, extractor.

Bathroom:  
w.c., w.h.b., tiled floor and surround, bath with shower attachment and hot press.

Utility Room:  
shelved and plumbed.

Bedroom 1: 4.90m x 2.70m  
with laminate floor, built in wardrobe and door to balcony.

En-Suite:  
w.c., w.h.b., shower, tiled floor.

Bedroom 2: 2.75m x 2.60m  
with laminate floor, built-in wardrobe, door to balcony.

**SERVICES:**

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

**INCLUSIONS:**

Blinds, light fittings, oven, hob, extractor, integrated fridge/freezer, integrated dishwasher.

**SOLICITOR:  
TBC**

**BER: C3  
BER NO:**

**CONTACT:**

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