



**SUPERB 3 BEDROOM TERRACE RESIDENCE**

**50 MILLFIELD MANOR, NEWBRIDGE, CO. KILDARE**

**GUIDE PRICE: €200,000**

**BER C2**

**JORDAN** 

PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

50 MILLFIELD MANOR, NEWBRIDGE,  
CO. KILDARE

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### FEATURES:

- Overlooking a large green area.
- Hardwood double glazed windows.
- Gas fired central heating.
- To the rear of the development in a cul-de-sac.
- Red brick facade.
- Very central location.
- Presented in good condition throughout.

### DESCRIPTION

Millfield is a modern residential development of houses and apartments in a very central location in the centre of Newbridge. It is situated in a cul-de-sac to the rear of the development overlooking a large green area, the property is only a short walk from the town centre, schools, churches, banks, post office and superb shopping to Tesco, T.K. Maxx, Dunnes, Penneys, Woodies, D.I.D. Electric, Supervalu, Lidl, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Newbridge has developed into an ideal commuter destination with a good road and rail infrastructure including the 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 rugby, GAA, canoeing, fishing, horse riding, horse racing, soccer, leisure centres, golf, and horse racing in the Curragh, Naas and Punchestown. The property was built in 2006 containing c.98.36 sq. m. (c.1,058 sq. ft.) of generous accommodation presented in good condition throughout with features including double glazed windows, gas fired central heating, maple shaker style fitted kitchen, brick facade 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:** 4.38m x 1.95m  
With tiled floor and coving.

**Toilet:**

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

**Sittingroom/Diningroom:** 10.14m x 2.76m

With laminate floor, coving, feature fireplace with gas insert, door to rear garden.

**Kitchen:** 3.37m x 2m

With built-in ground and eye level maple shaker style presses, Nordmende oven, hob, Whirlpool extractor, plumbed, s.s. sink unit, gas burner, tiled floor and surround.

### Upstairs:

**Bedroom 1:** 4.7m x 3.7m

Built in wardrobes

**En-suite:**

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

**Bedroom 2:** 3.38m x 2.8m

With built-in wardrobes.

**Bedroom 3:** 3.38m x 1.9m

With built-in wardrobes.

**Bathroom:**

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

**Hot Press:**

Shelved with immersion.

### OUTSIDE:

Low maintenance rear garden.

### SERVICES:

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

### INCLUSIONS:

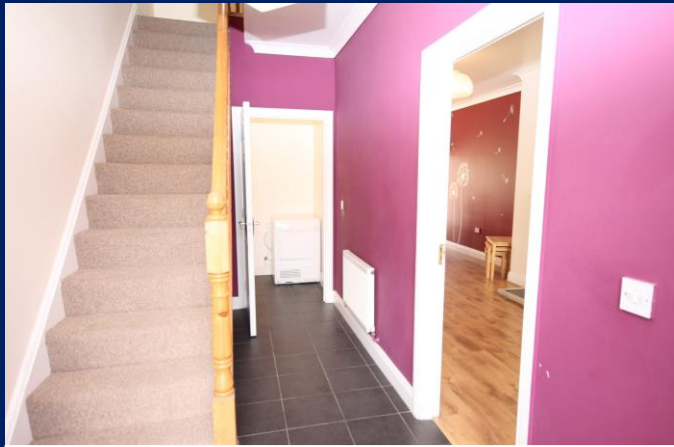
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**BER:** C2

**BER NO:** 100255132

### SOLICITOR:

TBC





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



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