



DETACHED 3 BEDROOM BUNGALOW ON C. 1/2 ACRE

Old Connell, Newbridge, Co. Kildare, W12 D522

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Old Connell, Newbridge, Co. Kildare,
W12 D522**

DESCRIPTION:

Situated in an excellent location just off the Newbridge to Naas dual carriageway only 2 ½ miles from Newbridge and 5 miles from Naas. Set on a ½ acre site mainly in lawn enclosed by hedges. The bungalow contains c. 1,060 sq. ft. (c. 98.5 sq. m.) of accommodation with the benefit of oil fired central heating, PVC double glazed windows, alarm and attached garage containing c. 282 sq. ft. (c. 26 sq. m.).

The surrounding area offers a wealth of facilities on your doorstep with pubs, restaurants, Dunnes Stores, Tesco, TK Maxx, Harvey Norman, B&Q, Woodies, Whitewater Shopping Centre and Kildare Retail Outlet Village only 15 minutes drive.

Local amenities include golf, GAA, rugby, canoeing, fishing, leisure centres, hockey, basketball, horse riding, athletics and horse racing in the Curragh, Naas and Punchestown. The area is well serviced by an excellent road and rail infrastructure with bus route, M7 Motorway at Junction 10 (c. 2 ½ miles) and train service from Newbridge or Sallins stations direct to the City Centre.

ACCOMMODATION:

Porch 1.50m x 1.22m (4.92ft x 4.00ft)
Sliding PVC door and tiled floor.

Entrance Hall 3.50m x 1.85m (11.48ft x 6.07ft)

Sitting Room 4.0m x 3.65m (13.12ft x 11.98ft)
With tiled fireplace.

Kitchen/Dining Room 7.2m x 3.22m (23.62ft x 10.56ft)
Tiled fireplace, built in presses, double drain s.s. sink unit and solid fuel stove.

Utility Room 2.10m x 1.77m (6.89ft x 5.81ft)
With tiled floor and plumbed.

Shower Room
Vanity, w.h.b., press, wet room shower, fully tiled floor and walls, separate toilet, w.c. and tiled floor.

Bedroom 1 4.15m x 3.34m (13.62ft x 10.96ft)
With built in closets.

Bedroom 2 3.34m x 2.87m (10.96ft x 9.42ft)
With built in closet.

Bedroom 3 3.32m x 2.90m (10.89ft x 9.51ft)
With built in closet.

FEATURES:

- * PVC double glazed windows
- * Oil fired central heating
- * C. 1,060 sq. ft. of accommodation
- * Nice mature ½ acre site
- * Superb location 2 ½ miles Newbridge and 5 miles Naas
- * Easy access to road and rail infrastructure
- * Superb educational, recreational and shopping facilities closeby

OUTSIDE:

Gardens to front and rear mainly in lawn, enclosed by hedges with a selection of trees and shrubs. Garage 8.47 x 3.1 with oil burner.

SERVICES:

Mains water, Puraflo septic tank, drainage, refuse collection, alarm and oil fired central heating.

SOLICITOR:

TBC

BER: E2

BER NO: 114326903

CONTACT:

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