



**BER C2**

## **SUPERB 4 BED SEMI-DETACHED RESIDENCE**

58 GREAT SOUTHERN, STATION ROAD,  
NEWBRIDGE, CO. KILDARE

**GUIDE PRICE: €300,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

58 GREAT SOUTHERN, STATION ROAD,  
NEWBRIDGE, CO. KILDARE

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### FEATURES:

- Dual oil fired/solid fuel central heating.
- PVC double glazed windows.
- Overlooking a large green area.
- End of a quiet cul-de-sac.
- Excellent central location.
- Adjacent to the train station.
- C.1,380 sq. ft. (c.128.35 sq. m.).
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### DESCRIPTION

Great Southern is a superb residential development of semi-detached and detached homes situated on the Station Road adjacent to the Train Station only a short walk from the town centre. Located at the end of a quiet cul-de-sac overlooking a large green area, the property was built in 1995 containing c.1,380 sq.ft. (c.128.35 sq.m.) with the benefit of dual oil fired/solid fuel central heating, PVC double glazed windows, red brick/dashed exterior, tarmacadam drive and gardens to front and rear.

Centrally positioned within walking distance of schools, churches, banks, post office, restaurants, shops to include Tesco's, Dunnes, Woodies, Newbridge Silverware, Supervalu, Lidl, Penneys, T.K. Maxx and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have an excellent road and rail infrastructure with the train station adjacent to the development, bus route from the main street and M7 Motorway access at Junction 10. Local amenities include GAA, Rugby, soccer, fishing, horseriding, canoeing, golf, leisure centres, hockey, swimming and horse racing in the Curragh, Naas and Punchestown. .

### ACCOMMODATION:

Entrance Hall: 4m x 2.9m with tiled floor, coving and understairs storage.

Toilet: with w.c., w.h.b. and tiled floor.

Sittingroom: 4.9m x 3.8m with maple floor, coving, wall lights, mahogany fireplace with marble inset and hearth. Double doors leading to

Diningroom: 3.48m x 3.27m with maple floor, coving and patio doors to rear garden.

Kitchen: 3.27m x 3.3m. Built in ground and eye level presses, s.s. sink unit, plumbed, Zanussi ceramic hob, extractor, Zanussi double oven, coving, tiled floor and surround.

Utility: 2.9m x 2.32m. Plumbed.

Familyroom: 4.36m x 2.92m. Cherry floor and coving.

### *Upstairs:*

Bedroom 1: 3.83m x 3.2m with range of built-in wardrobes.

Ensuite: w.c., w.h.b., recessed lights, electric shower fully tiled floor and walls..

Bedroom 2: 3.32m x 2.52m with built-in wardrobes. .

Bedroom 3: 2.9m x 1.9m

Bedroom 4: 2.27m x 1.8m.

Hotpress.

Showerroom: With w.c., vanity w.h.b., heated towel rail, recessed lights, fully tiled floor and walls, steam and jet shower.

### OUTSIDE:

Approached by a tarmacadam drive to front with gardens to front and rear mainly in lawn with paved patio area, flower beds, shrubs, trees etc. Side access with gate and barna shed.

### SERVICES:

Mains water, mains drainage, refuse collection, dual oil fired/solid fuel central heating and electricity.

### INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor and barna shed.

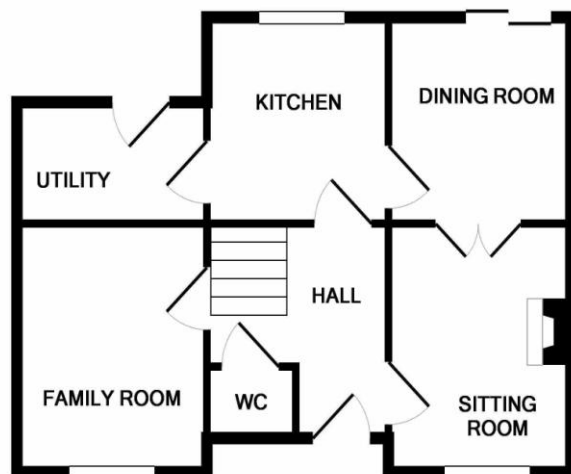
BER: C2 No: 111637484

### SOLICITOR:

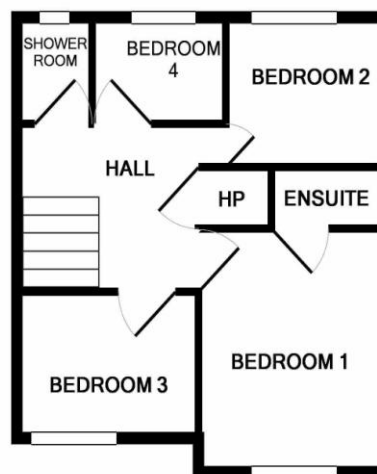
Patrick J. Farrell & Co., Charlotte Street, Newbridge, Co. Kildare.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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WITH SOLE SELLING AGENT**



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