



**SUPERB 2 BEDROOM 1<sup>ST</sup> FLOOR APARTMENT**

**Apartment 34, College Farm Woods, Newbridge, Co. Kildare, W12 FP59**

**GUIDE PRICE: € 180,000**



**PSRA Reg. No. 001536**

**Apartment 34, College Farm Woods,  
Newbridge, Co. Kildare, W12 FP59**

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**DESCRIPTION:**

College Farm is a modern residential development situated in an excellent location only a short walk from the town centre and train station. Built circa 2004 containing c. 718 sq. ft. (c. 70 sq. m.) of well proportioned accommodation presented in excellent condition with features including electric storage central heating, PVC double glazed windows and 2 carparking spaces.

The development is adjacent to Newbridge College and 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 nearby 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:**

Sitting Room 5.15m x 3.95m  
Fireplace (not functional).

Kitchen 3.07m x 2.86m  
Plumbed, electric oven, electric hob,  
extractor.

Entrance Hall 5.05m x 2.16m  
Storage closet.

Bedroom 1 3.00m x 3.43m  
Built in wardrobe, door to balcony.

Bedroom 2 3.43m x 3.30m  
Built in wardrobe, door to balcony.

Utility Room  
Plumbed.

Bathroom  
w.c., w.h.b., bath attachment, shower, fully  
tiled.

**FEATURES:**

- \* PVC double glazed windows
- \* Hardwood hall door
- \* Electric storage heating
- \* 1 carparking space

**OUTSIDE:**

1 designated carparking space.

**SERVICES:**

Mains water, mains sewerage, electric storage heating, electric cooker, electric hob.

**INCLUSIONS:**

TBC

**SOLICITOR:**

TBC

**BER:** D1

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