



SUPERB 3 BEDROOM TOWNHOUSE OVERLOOKING RIVER LIFFEY

7 Rowan Terrace, Newbridge, Co. Kildare, W12 XV79

GUIDE PRICE: € 300,000



PSRA Reg. No. 001536

7 Rowan Terrace, Newbridge, Co. Kildare, W12 XV79

FEATURES:

- Completely renovated throughout in 2013 and finished to an exceptionally high standard.
- Architecturally designed extension.
- Vehicular rear access.
- Garage/ store to rear with 2 electric roller doors.
- c.1,121 sq. ft. (c.104.1 sq. m.).
- Gas fired central heating.
- PVC double glazed windows.
- PVC fascias and soffits.
- West-facing rear garden with granite paving slabs lined with flower beds and shrubs.
- Electric rain-sensing velux windows in living area, upstairs bathroom and stairwell.
- Chrome sockets and switches throughout.
- In a Town Centre location within walking distance of all amenities including primary and secondary schools.

DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb energy efficient Townhouse at Rowan Terrace, Newbridge to the market. No. 7 was completely renovated throughout in 2013 and is finished to an exceptionally high standard with features including three electric rain sensing velux windows, chrome sockets and switches throughout and an architecturally designed extension. It extends to circa 104.1 sq.m (1,121 sq.ft) of bright and spacious accommodation overlooking the River Liffey to the front with a private west-facing landscaped rear garden with rear access.

AMENITIES:

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Junctions 10 & 12, and bus route and a commuter rail service direct to the City Centre both within a short walk. Easy access to a number of primary and secondary schools within walking distance. Also only a short walk from the Liffey Linear Park.

Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, Penneys, T.K. Maxx, Tescos, Dunnes Stores, Newbridge Silverware, Supervalu, Woodies, D.I.D. Electric and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive.

ACCOMMODATION:

Hallway: 3.86m x 1.16m
with oak floor, wall lights and recessed lights.

Kitchen/Living: 10.83m x 3.86m
With recessed lights, white high gloss kitchen, Neff electric oven, Neff 5 ring gas hob, sink, granite worktops, Bosch integrated dishwasher, Neff integrated fridge/freezer, extractor, understairs storage press, gas burner, oak floor, Boru insert stove, wall lights, electric rain sensing velux window and French doors to rear garden.

Utility Room:
Plumbed.

Shower Room:
Fully tiled floor and walls with vanity unit, w.c., w.h.b., recessed lights, heated Towel rail and double shower.

Bedroom 3: 3.27m x 3.27m
into bay window with recessed lights and oak floor

UPSTAIRS

Stairwell: Electric rain sensing velux window.

Bathroom: 3.38m x 2.75m
Bath, double shower, vanity unit, fully tiled with recessed lights and heated towel rail, w.c., w.h.b and electric rain sensing velux window.

Bedroom 1: 4.20m x 4.00m
with high gloss built-in wardrobes and recessed lights.

Bedroom 2: 3.52m x 3.42m
with recessed lights.

OUTSIDE:

Overlooking River Liffey to front, vehicular rear access, garage/shed to rear with 2 electric doors, sunny west-facing rear garden with granite paving slabs.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating, internet connection, monitored alarm system.

INCLUSIONS:

Carpets, curtains, blinds, oven, hob, extractor, dishwasher, fridge freezer.

SOLICITOR:

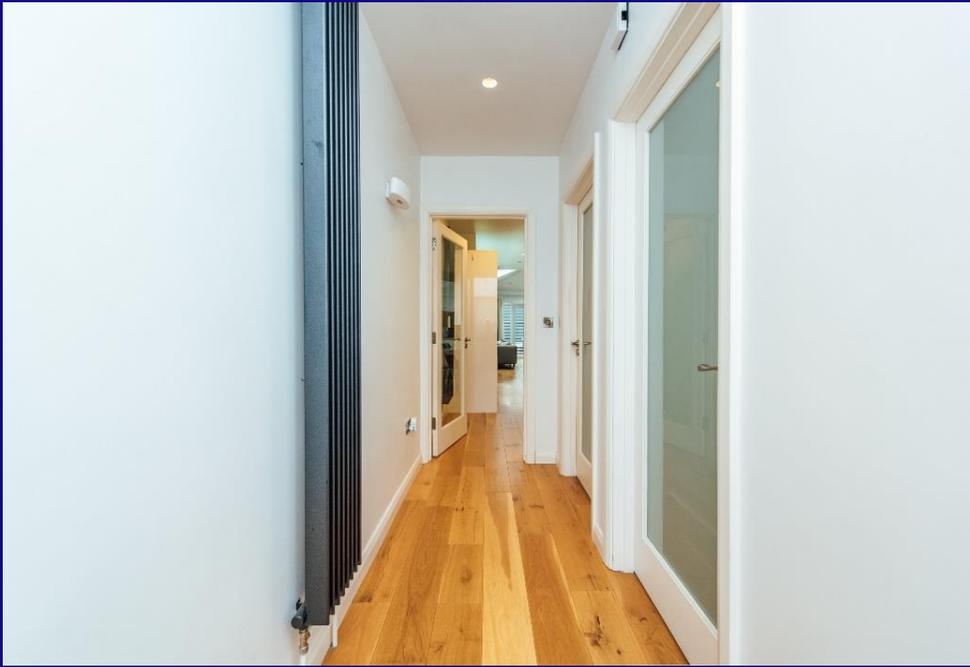
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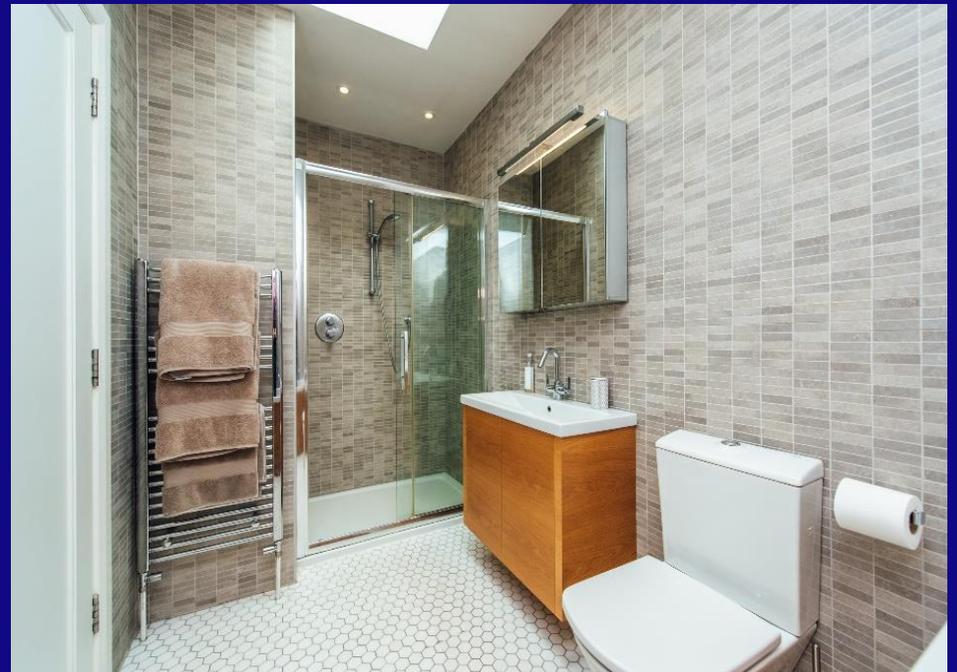
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