



**4 BED SEMI DETACHED RESIDENCE  
6 CONNELL DRIVE, NEWBRIDGE,  
CO KILDARE W12 XK15**



**Guide Price: € 259,500**



**PSRA Reg No. 001536**

## FOR SALE BY PRIVATE TREATY

6 Connell Drive, Newbridge, Co. Kildare, W12 XK15

### FEATURES:

- \* West facing rear garden.
- \* Oil fired central heating.
- \* Spacious property in excellent condition throughout.
- \* Block built boiler house to rear.
- \* Bus, train and motorway closeby.
- \* Within walking distance of all amenities.

### DESCRIPTION:

6 Connell Drive is located in a residential development of semi-detached and detached homes built in the late 1980's by P.M.E. Donnelly Ltd. This spacious property is presented in very good condition throughout. It extends to circa 135.63/1,460 sq.ft and benefits from woodgrain PVC double glazed windows, oil fired central heating, integrated garage and a large walled in rear garden. The development is situated only a short walk from the town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tescos, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of a good road and rail infrastructure with the bus route available on the Dublin Road, train service from the Town direct to the City Centre and M7 Motorway access at Junction 10.

### ACCOMMODATION:

**Hallway** 2.62m x 1.76m  
With laminate floor.

**Toilet**  
Fully tiled with w.c, w.h.b. and electric shower.

**Sitting Room** 4.21m x 3.40m  
With laminate floor, feature fireplace, coving, double doors leading to:

**Dining Room** 3.93m x 3.11m  
With laminate floor, coving.

**Kitchen** 4.30m x 3.95m  
With tiled floor, built in ground and eye level units, stainless steel sink, storage closet.

**Utility Room**  
Plumbed.

**Bedroom 1** 3.73m x 3.35m  
With built in wardrobes.

**Bedroom 2** 3.45m x 2.99m

**Bedroom 3** 3.71m x 2.46m

**Bedroom 4** 3.00m x 2.22m

**Bathroom**  
Tiled floor and surround, w.c., w.h.b., bath with shower attachment.

**Hotpress**  
Shelved with immersion.

**Garage** 4.85m x 2.83m  
With electricity.

### OUTSIDE:

Red brick facade, private rear garden, west facing rear garden, off street parking and overlooking green area.

### SERVICES:

Mains water, mains drainage, oil fuel central heating, electricity.

BER: D1  
BER NO: 104228770

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**VIEWING BY APPOINTMENT ONLY**





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