



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE**

**9 The Close, College Farm, Newbridge, Co. Kildare, W12 F894**

**GUIDE PRICE: € 300,000**



**PSRA Reg. No. 001536**

**9 The Close, College Farm, Newbridge, Co.  
Kildare, W12 F894**

**FEATURES:**

- \* PVC double glazed windows
- \* Gas fired central heating with new Condenser boiler
- \* Presented in excellent condition throughout
- \* Brick/dashed exterior
- \* Landscaped gardens with gravel walkways
- \* Quiet cul de sac of 14 houses
- \* PVC fascia/soffits
- \* Excellent road and rail infrastructure with bus, train and motorway closeby
- \* Superb recreational, educational and shopping facilities on your doorstep

**DESCRIPTION:**

College Farm is a residential development situated in an excellent location only a short walk from the Town Centre and Train Station. Built c. 20 years containing c. 1,050 sq.ft. (c. 97.5 sq.m.) of accommodation presented in excellent condition with features including gas fired central heating, PVC double glazed windows, red brick/dashed exterior, PVC fascia/soffits and gardens to front and rear. The property is situated in a quiet cul de sac of 14 houses in the development, which has the benefit of a pedestrian walkway providing a short cut to the Train Station. The development is adjacent to Newbridge College only a short walk from the Town Centre which offers an excellent array of facilities including banks, post office, pubs, restaurants and superb shopping to include: TK Maxx, Penneys, Dunnes Stores, Tescos, Lidl, Aldi, Woodies, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a 15 minute drive offering designer labels at discounted prices. Commuters are well catered for with the benefit of an excellent road and rail infrastructure nearby with the M7 Motorway access at Junction 10, bus route available from the Main Street and adjacent to Train Station which provides a regular commuter service to the City Centre either Heuston Station or Grand Canal Dock.

**ACCOMMODATION:**

Entrance Hall: 4.80m x 1.90m  
with laminate floor, coving and new composite front door.

Sitting Room 5.38m x 3.26m  
With laminate floor, wood surround fireplace with slate insert and hearth, coving and double doors leading to;

Kitchen/Dining Room: 6.82m x 5.32m  
(L-shaped) grey built in ground and eye level presses, s.s. sink unit, electric oven, ceramic hob, plumbed, tiled surround and French doors leading to rear garden.

Toilet:  
w.c., w.h.b., laminate floor.

Bathroom:  
w.c., w.h.b., bath with shower attachment, electric shower, fully tiled floor and walls.

Hotpress:  
Shelved with immersion.

Bedroom 1: 3.15m x 4.04m  
With sliding mirrored wardrobes

En-Suite:  
w.c., vanity w.h.b., electric shower and tiled walls.

Bedroom 2: 3.90m x 2.65m

Bedroom 3: 2.55m x 2.50m

**OUTSIDE:**

Garden and driveway to front with gated side access leading to rear garden with gravel walkways, landscaped gardens, outside tap, Barna shed, outside socket.

**SERVICES:**

Mains water, mains drainage, electricity, refuse collection, gas fired central heating.

**INCLUSIONS:**

Carpets, blinds, oven, hob and Barna shed.

**SOLICITOR:**

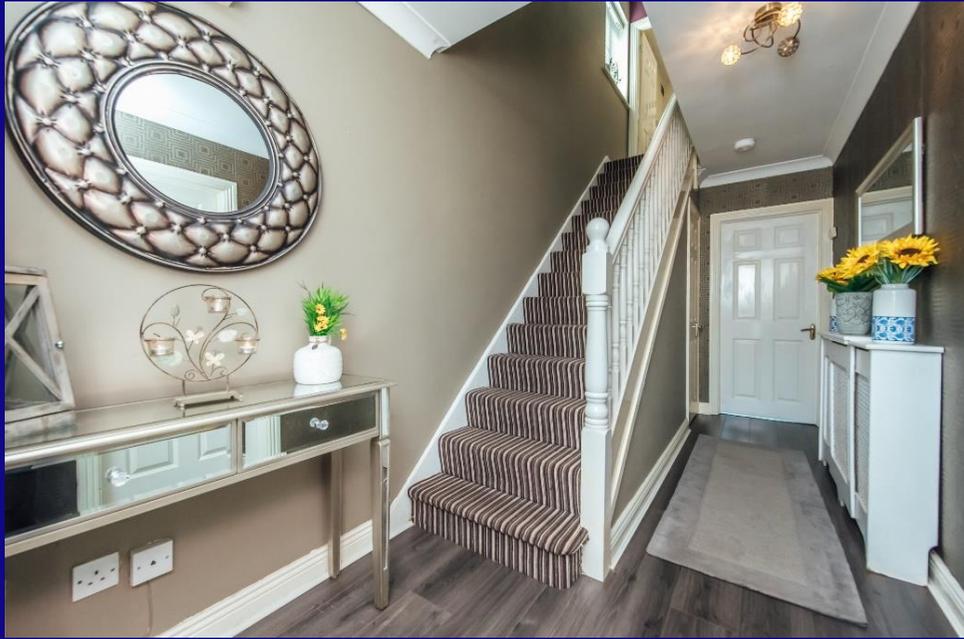
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