



SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE ON C. 0.3 ACRE

1 Greatconnell, Newbridge, Co. Kildare, W12 W029

GUIDE PRICE: € 370,000



PSRA Reg. No. 001536

1 Greatconnell, Newbridge, Co. Kildare, W12 W029

FEATURES:

- * Oil fired central heating
- * c. 128 sq.m. (c. 1,378 sq.ft.) of accommodation
- * Stanley oil fired cooker
- * Exceptional c. 0.3 Acre mature site
- * Walking distance of all the amenities
- * Excellent transportation links with train, bus and motorway

DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb 4 bedroom semi-detached home on a magnificent 0.3 Acre site in a sought after location on the Dublin side of Newbridge. The property extends to c. 128 sq.m. (c. 1,378 sq.ft.) of spacious accommodation with the benefit of oil fired central heating, modern fitted kitchen, built in wardrobes, Stanley oil fired cooker and detached garage. The main feature of the property is its wonderful c. 0.3 acre mature site which is approached by a tarmac drive with garden to front and rear in lawn enclosed by mature trees and hedges to provide an oasis in a town centre location.

The property is within walking distance of all of the amenities including schools, churches, banks, post office, pubs, restaurants and superb shopping with a vibrant commercial centre including TX Maxx, Penneys, Tesco, Dunnes Stores, Lidl, Aldi, Woodies, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The town has the benefit of an excellent road and rail infrastructure with a bus route available on the Naas Road, M7 Motorway Access at Junction 10 and a commuter rail service from Town direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Porch : 3.54m x 1.81m
with wooden floor

Hallway :
under stairs storage

Sitting Room : 4.50m x 4.02m
with marble fireplace, built in presses and shelving

Kitchen : 4.90m x 2.30m
with built in ground and eye level presses, plumbed,
oil fired Stanley cooker, s.s. sink unit, tiled floor and
surround, double doors leading to

Dining Room : 3.60m x 3.56m

Back Hall : 2.78m x 1.66m
with tiled floor and storage closet

Shower Room :
w.c., w.h.b., shower and tiled floor

Bedroom 4 : 2.90m x 2.50m
with built in wardrobes

UPSTAIRS:

Bedroom 1 : 4.11m x 3.15m
with range of built in wardrobes

Bedroom 2 : 3.48m x 2.82m
with double built in wardrobes

Bedroom 3 : 3.41m x 2.51m
with built in wardrobes

Bathroom :
bath, w.c., w.h.b.

OUTSIDE:

Approached by a tarmac drive to front with gardens to front and rear mainly in lawn, enclosed by mature trees and hedges. Separate detached garage 5.1m x 3m and Store 3m x 2.23m. Paved patio area to rear

SERVICES:

Mains water, mains drainage, refuse collection and oil fired central heating

INCLUSIONS:

TBC

AMENITIES:

Local amenities include GAA, soccer, fishing, horse riding, canoeing, golf, leisure centre, hockey and horse racing in the Curragh, Naas and PuncHESTOWN.

SOLICITOR:

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