



**SPACIOUS 4 BEDROOM SEMI-DETACHED RESIDENCE WITH DEV. POTENTIAL**

**14 Connell Drive, Newbridge, Co. Kildare, W12 Y042**

**GUIDE PRICE: € 325,000**



**PSRA Reg. No. 001536**

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W12 Y042**

### **FEATURES:**

- \* PVC double glazed windows
- \* Dual oil fired/solid fuel central heating
- \* PVC fascias/soffits
- \* Vehicular side access
- \* Large rear garden
- \* Boiler house
- \* Overlooking green area
- \* Development opportunity subject to PP

### **DESCRIPTION:**

No. 14 Connell Drive is a spacious 4 bedroom semi-detached home with garage on a large corner site with vehicular access. Built c. 30 years by PM&E Donnelly overlooking a large green area and situated in an excellent location only a short walk from the Town Centre, pubs, restaurants, schools, church, banks etc.

There is possible development potential in the rear garden standing on c. 0.1 acre site and 50 metres of road frontage.

Newbridge is a vibrant provincial town with excellent transportation links to the City with M7 Motorway access at Junction 10, bus route from the Naas Road and train service from town direct to the City Centre either Heuston Station or Grand Canal Dock. The town has excellent shopping facilities with such retailers as Penneys, TX Maxx, Dunnes Stores, Tesco, Lidl, Aldi, Woodies, DID Electric, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Other amenities include schools, banks, post office, churches, pubs and restaurants.

### **ACCOMMODATION:**

Hallway: 1.75m x 2.58m

Guest WC:  
w.c., w.h.b.

Sitting Room: 4.29m x 3.50m  
Mahogany fire with marble insert and hearth,  
coving, recessed lights.

Kitchen: 4.34m x 3.95m  
Pine built-in ground and eye level presses, electric  
hob, electric oven, extractor, s.s. sink unit, plumbed,  
storage closet.

Dining Room: 3.93m x 3.16m  
Double doors, coving.

Utility Room: 1.82m x 2.70m  
Plumbed.

#### ***UPSTAIRS***

Bedroom 1: 3.78m x 3.50m

En-Suite:  
w.c., w.h.b., electric shower.

Bedroom 2: 3.16m x 2.25m  
w.h.b.

Bathroom:  
Bath attachment, w.c., w.h.b.

Bedroom 3: 2.47m x 3.74m

Bedroom 4: 2.21m x 2.92m

Garage: 2.75m x 5.70m  
Up and over door.

### **OUTSIDE:**

Exceptionally large rear garden with independent gated vehicular access and boiler house.

### **SERVICES:**

Mains water, mains drainage, refuse collection, dual oil fired/solid fuel central heating.

### **INCLUSIONS:**

TBC

### **SOLICITOR:**

TBC

**BER: C3**

**BER NO: 106081425**

### **CONTACT:**

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