



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE

14 The Avenue, College Farm, Newbridge, Co. Kildare, W12 EY20

GUIDE PRICE: € 295,000

BER C3



PSRA Reg. No. 001536

**14 The Avenue, College Farm, Newbridge,
Co. Kildare, W12 EY20**

FEATURES:

- * Brick/dashed exterior
- * PVC double glazed windows
- * Gas fired central heating
- * PVC fascia/soffits
- * Built in wardrobes in 3 bedrooms
- * Rear garden not overlooked
- * Superb recreational, educational and shopping facilities closeby
- * Excellent road and rail infrastructure with train, motorway and bus

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 good 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 development has the benefit of pedestrian walkway through the development which provides a short cut to the Train Station. 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, 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: 4.75m x 1.90m
With tiled floor, coving and understairs storage.

Sitting Room: 5.30m x 3.30m
Oak floor, cast iron fireplace, wall lights, coving and double doors leading to;

Kitchen/Dining Room: 5.30m x 5.65m
(L - shaped) coving, oak and tiled floor, patio doors leading to rear garden, built in ground and eye level presses, s.s. sink unit, electric oven, 4 ring gas hob, extractor, plumbed and tiled surround.

Toilet:
w.c., w.h.b., tiled floor and surround.

Bathroom:
w.c., w.h.b., bath, coving, fully tiled floor and walls.

Bedroom 1: 3.00m x 4.38m
Wooden floor, coving, double built-in wardrobes.

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

Bedroom 2: 3.60m x 2.63m
Wooden floor, coving and built in wardrobes.

Bedroom 3: 2.68m x 2.35m
With coving, wooden floor and built-in wardrobes.

Attic Space:
Floored with light.

OUTSIDE:

Gardens to front and rear, side access with gate leading to rear garden with the benefit of a paved patio area and selection of trees, shrubs and lawns, wooden deck, outside tap, not overlooked from the rear.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

McCormack Solicitors, Newbridge, Co. Kildare

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