



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE ON CORNER SITE

BER C2

19 College Farm Glen, College Farm, Newbridge, Co. Kildare, W12 RP48

GUIDE PRICE: € 300,000



PSRA Reg. No. 001536

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FEATURES:

- ❖ PVC double glazed windows.
- ❖ Gas fired central heating.
- ❖ Large west facing back garden.
- ❖ End corner site
- ❖ Brick/dashed exterior
- ❖ Built-in wardrobes in 3 bedrooms.
- ❖ Quiet cul de sac.
- ❖ 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. 1,060 sq.ft. (c. 98.5 sq.m.) of accommodation with features including gas fired central heating, PVC double glazed windows, red brick/dashed exterior, end site with large forecourt and generous back garden in lawn with paved patio area and wooden deck. The property is situated in a quiet cul de sac 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, Tesco, 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 shopping 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 the train station which provides regular commuter rail service to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall: 4.80m x 1.90m
With oak floor and coving.

Guest WC:
w.c., w.h.b. and tiled floor.

Sitting Room: 5.30m x 3.30m
With oak floor, coving, wall lights, mahogany surround fireplace with marble insert and hearth. Double doors leading to;

Kitchen/Dining Room: 5.37m x 6.22m
(L Shaped) with oak floor, built-in ground and eye level presses, s.s. sink unit, plumbed, tiled surround, electric oven, electric hob, extractor, gas burner and patio doors leading to wooden deck and rear garden.

Bedroom 1: 4.40m x 3.10m
With double built-in wardrobes and wooden floor.

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

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

Bedroom 2: 3.50m x 2.49m
With built-in wardrobes and wooden floor.

Bedroom 3: 2.80m x 2.36m
With built-in wardrobes.

Hotpress:
Shelved with immersion.

OUTSIDE:

Large front garden with forecourt and parking, side access with gate leading to rear garden, west facing in lawn with paved patio area, wooden deck and barna shed. Situated on an end site with generous space to front and rear.

SERVICES:

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

INCLUSIONS:

Carpets, blinds, oven, hob, extractor, light fittings and barna shed.

SOLICITOR:

TBC

BER: C2

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