



SEMI-DETACHED 3 BEDROOM RESIDENCE

27 COLLEGE FARM GLEN, COLLEGE FARM, NEWBRIDGE, CO. KILDARE, W12 AW08

GUIDE PRICE: € 300,000



PSRA Reg. No. 001536

**27 College Farm Glen, College Farm,
Newbridge, Co. Kildare, W12 AW08**

FEATURES:

- * PVC double glazed windows
- * Gas fired central heating
- * Maintenance free red bricked/dashed exterior
- * Built-in wardrobes in 3 bedrooms
- * PVC fascia/soffits
- * Excellent recreational, educational and shopping facilities closeby
- * Superb road and rail infrastructure with bus, train and motorway
- * Large garden with room to extend

DESCRIPTION:

College Farm is a residential development situated in an excellent location only a short walk from the Town Centre and train station. Built circa 20 years containing c. 1,060 sq.ft. (c. 98.5 sq.m.) of accommodation with the benefit of garage space or space to extend to the side of the property and features to include gas fired central heating, PVC double glazed windows, maintenance free red bricked/dashed exterior and built-in wardrobes in 3 bedrooms.

The property also has the benefit of a pedestrian walkway providing a shortcut to the train station. The development is adjacent to Newbridge College only a short walk to the Town Centre which offers an excellent array of facilities including restaurants, pubs, schools, churches, banks, post office and superb shopping to include such retailers as TK Maxx, Penneys, Dunnes Stores, Lidl, Aldi, Tesco, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Commuters have the benefit of an excellent road and rail infrastructure 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 : 4.72m x 1.90m
With wooden floor and understairs storage.

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

Kitchen/Dining Room : 5.36m x 6.23m
(L-Shaped) with wooden and tiled floor, pine built-in ground and eye level presses, plumbed, s.s. sink unit, gas burner, tiled surround and patio doors leading to wooden deck and rear garden.

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

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

Bedroom 1 : 4.30m x 3.10m
With laminate floor and double built-in wardrobes.

En-suite :
w.c., w.h.b., shower and tiled floor.

Hotpress :
Shelved.

Bedroom 2 : 3.53m x 2.51m
With wooden floor and built-in wardrobes.

Bedroom 3 : 2.76m x 2.36m
With laminate floor and built-in wardrobes.

OUTSIDE:

Gardens to front and rear in lawn, gated side access leading to rear garden with wooden deck, Barna shed and outside tap. The property also has the benefit of garage space to the side and large garden providing room to extend.

SERVICES:

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

INCLUSIONS:

TBC

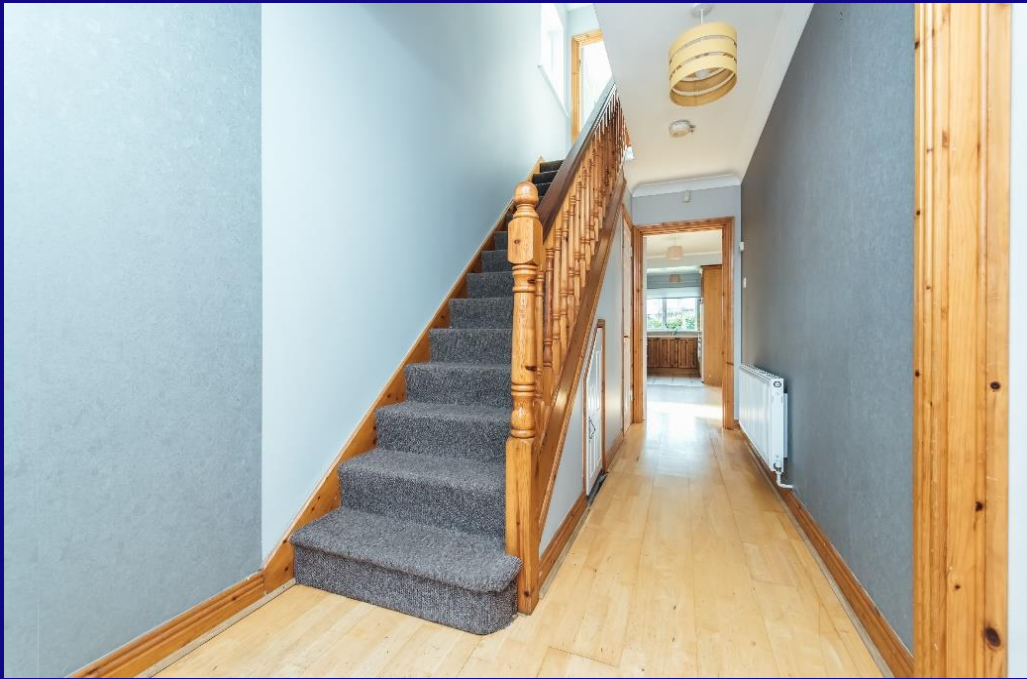
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