



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE WITH GARAGE SPACE

33 The Great Southern, Newbridge, Co. Kildare, W12 HF83

GUIDE PRICE: € 300,000



PSRA Reg. No. 001536

**33 The Great Southern, Newbridge, Co.
Kildare, W12 HF83**

FEATURES:

- * Oil fired central heating
- * PVC double glazed windows
- * Small cul de sac of 15 houses
- * Excellent location adjacent to the train station and only a short walk from town Centre
- * Excellent recreational, educational and shopping facilities closeby

DESCRIPTION:

The Great Southern is a sought-after residential development of semi-detached and detached homes situated on the Station Road, adjacent to the train station and only a short walk from the Town Centre. Built in 1995 containing c. 96 sq.m. (c.1,030 sq.ft.) of accommodation presented in good condition with PVC double glazed windows and oil-fired central heating. Situated in a cul de sac of 15 houses, the house is approached by a tarmacadam drive to front with gardens to front and rear in lawn and garage space to the side of the house. Ideal to extend (subject to the usual Planning Permission).

The town has the benefit of an excellent road and rail infrastructure with the train station adjacent to the development, bus route available from town and M7 Motorway access at Junction 10 or 12 providing an excellent commuter destination for people working in the City. The property is only a 10-minute walk from the town centre with all the amenities including restaurants, pubs, schools, post office, banks and excellent shopping to include Penneys, TK Maxx, Dunnes Stores, Tesco, Lidl, Aldi, Newbridge Silverware, Woodies, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

ACCOMMODATION:

Entrance Hall : 4.65m x 2.00m

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

Sitting Room : 5.62m x 3.85m
Into bay window with coving, wall lights,
marble fireplace and double doors leading to;

Kitchen/Dining Room : 5.95m x 3.25m
Built-in ground and eye level presses, s.s. sink
unit, tiled surround, part laminate floor,
plumbed, electric oven, electric hob, extractor
and patio doors leading to rear garden.

UPSTAIRS

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

Bedroom 1 : 3.87m x 3.54m
With built-in wardrobes.

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

Hotpress :
Shelved with immersion.

Bedroom 2 : 4.10m x 3.35m
With built-in wardrobes.

Bedroom 3 : 2.51m x 2.37m

OUTSIDE:

Situated in a quiet cul de sac of 15 houses, approached by a tarmacadam drive to front with gardens to front and rear in lawn with Barna shed to rear. There is a garden space to the side, ideal for extension subject to obtaining the usual PP.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds, oven, hob, extractor and Barna shed.

SOLICITOR:

Reidy Stafford Solicitors
2-3 Moorefield Terrace, Edward Street, Newbridge, Co.
Kildare

BER: C2

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