



SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE

47 Millfield Manor, Millfield, Newbridge, Co. Kildare, W12 X264

GUIDE PRICE: € 275,000

BER C2



PSRA Reg. No. 001536

**47 Millfield Manor, Millfield, Newbridge,
Co. Kildare, W12 X264**

FEATURES:

- * Overlooking a large green area.
- * Hardwood double glazed windows.
- * Gas fired central heating.
- * Red brick facade.
- * Very central location within walking distance of all the amenities.
- * Presented in good condition throughout.

DESCRIPTION:

Millfield Manor is a modern residential development of houses and apartments in a very central location in the centre of Newbridge. The property was built in 2006 containing c. 96 sq.m. (c. 1,033 sq.ft.) of accommodation presented in good condition throughout with features including double glazed windows, gas fired central heating, maple shaker style fitted kitchen, built in wardrobes in 3 bedrooms and gas fire.

No. 47 is situated at the back of the development overlooking a large green area, an ideal starter home in a very central location within walking distance of all the amenities including town centre, schools, churches, banks, post office and superb shopping to include Tesco, Dunnes Stores, TK Maxx, Penneys, Woodies, DID Electrical, Supervalu, Lidl, Aldi, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Newbridge has developed into an ideal commuter destination with excellent road and rail infrastructure including bus route available from the Main Street, train service direct to the City Centre and M7 Motorway access at Junction 10 or 12. The Town has a wealth of amenities for the sporting enthusiast with rugby, canoeing, GAA, soccer, fishing, horse riding, leisure centres, golf, basketball, hockey, swimming, athletics and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall: 4.40m x 1.97m
Coving, oak floor and understairs storage.

Sitting/Dining: 10.16m x 2.85m
Fireplace, gas fire, coving, oak floor and french doors leading to rear garden.

Kitchen: 3.38m x 2.05m
Built in ground and eye level presses, plumbed, s.s. sink unit, gas burner, extractor, tiled floor, gas hob, electric oven and tiled surround.

UPSTAIRS

Hotpress:
Shelved with immersion.

Bedroom 1: 4.68m x 3.78m
With double built in wardrobes.

En-Suite:
w.c., w.h.b., heated towel rail, fully tiled floor and walls.

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

Bedroom 2: 3.37m x 2.84m
With built in wardrobes.

Bedroom 3: 3.37m x 1.91m
With built in wardrobes.

OUTSIDE:

Wooden deck, rear garden in lawn.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob and extractor.

SOLICITOR:

Tony Reynolds Solicitors, Dunboyne, Co. Meath

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