



DETACHED 1 BEDROOM COTTAGE ON GENEROUS C. 0.17 ACRE SITE

Elwillen, 5 St. Conleth's Terrace, Naas Road, Newbridge, Co. Kildare, W12 Y966

GUIDE PRICE: € 200,000



PSRA Reg. No. 001536

**Elwillen, 5 St. Conleth's Terrace, Naas Road,
Newbridge, Co. Kildare, W12 Y966**

FEATURES:

- * PVC double glazed windows.
- * Generous c. 0.17 acre site.
- * Excellent potential to extend.
- * Walking distance of all the amenities.
- * Excellent recreational, educational and shopping facilities closeby.
- * Commuters have the benefit of an excellent road and rail infrastructure with bus, train and motorway.

DESCRIPTION:

5 St. Conleths Terrace is a detached 1 bedroom cottage standing on c. 0.17 acre site, approached by a gravel drive with gardens to front and rear in lawn mainly walled in. The house contains c. 525 sq.ft. with bedroom, kitchen, sitting room and shower room benefitting from double glazed windows and excellent potential to extend.

Situated in a tremendous central location on the Naas Road only a short walk from the Town Centre, River Liffey, Newbridge College, schools, church, banks, restaurants, pubs and superb shopping to include TK Maxx, Penneys, Lidl, Aldi, Dunnes Stores, Tesco, Woodies and Whitewater Shopping Centre with 75 retail outlets and cinema. Commuters have the benefit of an excellent road and rail infrastructure with bus route available on the Naas Road, M7 Motorway at Junction 10 and train service direct tot the City Centre either Grand Canal Dock or Heuston Station. Local amenities include soccer, GAA, rugby, athletics, swimming, leisure centres, hockey, fishing, canoeing, golf and horse racing.

ACCOMMODATION:

Entrance Hall : 2.41m x 1.30m

Kitchen : 4.48m x 3.40m
With fireplace, fitted presses and sink unit.

Living Room : 4.54m x 3.10m

Back Hall :

Bedroom 1 :

Shower Room :
w.c., w.h.b., electric shower and tiled surround.

OUTSIDE:

Approached by a gravel drive to front with gardens to front and rear in lawn, mainly walled-in.

SERVICES:

Mains water, mains drainage, refuse collection, electricity.

INCLUSIONS:

TBC

SOLICITOR:

Myles C. Murphy & Co
Gouldsbury House, Station Road, , Newbridge, Co. Kildare,

BER: G

BER NO: 116571357

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