



**3 BEDROOM SEMI-DETACHED BUNGALOW IN QUIET CUL DE SAC**

**6 College Orchard, Newbridge, Co. Kildare, W12 D593**

**GUIDE PRICE: € 285,000**



**PSRA Reg. No. 001536**

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W12 D593**

**FEATURES:**

- \* PVC double glazed windows
- \* Alarm security system
- \* Gas fired central heating
- \* Quiet cul de sac of 12 houses
- \* Only a short walk from the Town Centre
- \* Excellent transportation network with train, bus and motorway
- \* Superb education, recreational and shopping facilities on your doorstep

**DESCRIPTION:**

College Orchard is a residential development situated in a central location only a short walk from the Town Centre and train station. Built c. 24 years the property has the benefit of gas fired central heating, PVC double glazed windows, 3 bedrooms, 2 bathrooms, gardens to front and rear. The property is situated in a cul de sac of 12 houses adjacent to a large green area opposite Newbridge College and the River Liffey.

The development is only a short walk from the Town Centre which offers an excellent array of facilities including schools, churches, banks, post office, pubs, restaurants and superb shopping to include TK Maxx, Penneys, Dunnes Stores, Tesco, Aldi, Lidl, Woodies, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The commuter has the benefit of an excellent road and rail infrastructure with the bus route available from the Main Street, M7 Motorway access at Junction 10 and the train service which provides a regular commuter service to the City Centre either Grand Canal Dock or Heuston Station.

**ACCOMMODATION:**

Entrance Hall: 6.26m x 1.00m  
With laminate floor and coving.

Sitting Room: 4.82m x 3.78m  
With laminate floor, mahogany surround fireplace, marble insert and hearth.

Kitchen/Dining: 5.22m x 3.66m  
With laminate floor, built-in ground and eye level presses, plumbed, s.s. sink unit, tiled surround, electric oven, electric hob, extractor and patio doors to rear garden.

Hotpress:  
Shelved with immersion.

Bedroom 1: 3.50m x 3.32m  
With laminate floor and double built-in wardrobes.

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

Bedroom 2: 3.06m x 2.78m  
With laminate floor and built-in wardrobes.

Bedroom 3: 2.40m x 2.40m  
With laminate floor.

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

**OUTSIDE:**

Situated at the end of a quiet cul de sac of 12 houses adjacent to a large green area. Gardens to front and rear in lawn, side access with gate, barna shed, outside tap and block-built garden store.

**SERVICES:**

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

**INCLUSIONS:**

Oven, hob, extractor, barna shed, blinds and curtains.

**SOLICITOR:**

TBC

**BER:** C2

**CONTACT:**

Liam Hargaden M: 086 2569750 T: 045-433550  
E: [liam@jordancs.ie](mailto:liam@jordancs.ie)



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