



SUPERB 3 BEDROOM END TERRACE TOWNHOUSE

60 Millfield Manor, Millfield, Newbridge, Co. Kildare, W12 RX92

GUIDE PRICE: € 295,000



PSRA Reg. No. 001536

**60 Millfield Manor, Millfield, Newbridge,
Co. Kildare, W12 RX92**

FEATURES:

- * Brick façade
- * PVC fascia/soffits
- * End house
- * PVC woodgrain triple glazed windows to front
- * In showhouse condition throughout
- * Large green area to front
- * Landscaped garden to rear
- * Not overlooked to rear

DESCRIPTION:

No. 60 is presented in showhouse condition throughout with a host of upgrades including new bathrooms, new gas boiler, woodgrain PVC triple glazed windows to the front and a landscaped rear garden which is not overlooked. It is an end-terrace house situated to the rear of the development, extending to circa 114 sq.m (c. 1,227 sq.ft.) and overlooks a large green area to the front. Viewing is highly recommended.

Millfield Manor is a modern estate 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, food court and cinema.

ACCOMMODATION:

Hallway: 1.96m x 4.40m
Recessed lights, coving, tiled floor.

Toilet:
Vanity w.h.b., w.c, corner shower, recessed lights,
heated towel rail, fully tiled.

Sitting/Dining: 2.84m x 10.14m
Wooden surround fireplace, gas fire, door to rear.

Kitchen: 3.35m x 2.03m
High gloss fitted ground and eye level presses, gas
burner, plumbed, tiled floor and surround, gas hob,
electric oven, extractor, coving, recessed lights,
stainless steel sink unit, integrated dishwasher.

1st Floor

Bedroom 1: 3.80m x 4.00m
With laminate floor, built-in wardrobe.

En-Suite:
Vanity w.h.b., shower, recessed lights, fully tiled,
fitted press.

Bathroom:
Bath, fully tiled, 2 no. vanities, w.h.b., fitted, heated
towel rail, presses.

Bedroom 2: 3.38m x 2.85m
Laminate floor, built-in wardrobe.

Bedroom 3: 3.38m x 1.90m
With laminate floor.

2nd Floor

Storage:
2 no. storage closets.

Bedroom 4: 3.00m x 6.32m
With laminate floor.

OUTSIDE:

Paved patio area, outside tap, garden shed.

SERVICES:

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

MANAGEMENT FEES:

Approx. €480 per annum.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: B3

BER NO: 108433053

CONTACT:

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