



**2 BED FIRST FLOOR APARTMENT WITH LARGE BALCONY**

**Apartment 55, Block C Hazelwood, Millfield Manor, Newbridge, Co. Kildare, W12 FV12**

**GUIDE PRICE: € 169,000**

**BER C1**



**PSRA Reg. No. 001536**

**Apartment 55, Block C Hazelwood, Millfield Manor, Newbridge, Co. Kildare, W12 FV12**

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**FEATURES:**

- \* Hardwood double glazed windows
- \* Gas fired central heating
- \* Maintenance free red brick facade
- \* Very central location within walking distance of all the amenities
- \* Presented in good condition throughout
- \* Not overlooked
- \* Substantially sized balcony and covered space to facilitate outdoor dining which can be accessed from all rooms

**DESCRIPTION:**

Millfield" is a modern residential development of apartments and houses in a very central location in the centre of Newbridge. This is a fine 2 bedroom first floor apartment built in 2006 containing c. 62.5 sq.m. (c. 673 sq.ft.) with gas fired central heating, laminate flooring, balcony, en-suite bedroom and double glazed windows.

Located only a short walk from schools, churches, banks, post office, pubs, restaurants and shops including Woodies, Tesco, Dunnes, T.K. Maxx, Penneys, DID Electric and Whitewater Shopping Centre with 70 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 Puncchestown.

**ACCOMMODATION:**

Hallway :  
With laminate floor.

Living/Dining Area : 5.90m x 3.40m  
French doors, laminate floor, gas fire, coving.

Kitchenette :  
Built-in ground and eye level presses, s.s. sink unit, integrated dishwasher, integrated fridge/freezer, tiled floor, gas hob, electric oven, extractor, tiled surround and coving.

Bedroom 1 : 2.63m x 2.61m  
With built-in wardrobe, door to balcony.

Balcony :  
With tiled floor.

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

Bedroom 2 : 2.58m x 4.66m  
With built-in wardrobe, including;

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

Utility Press :  
Plumbed with shelving.

**SERVICES:**

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

**INCLUSIONS:**

TBC

**SOLICITOR:**

McCormack Solicitors  
4 McElwain Terrace, Newbridge, Co. Kildare

**MANAGEMENT FEES:**

€2,100 per annum (*not due till Jan. 2024*)

**BER:** C1

**BER NO:** 116859760

**CONTACT:**

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