



**NEW 'A RATED' 3 BEDROOM DETACHED HOME**

**Old Connell Mews, Naas Road, Newbridge, Co. Kildare**

**GUIDE PRICE: € 450,000**



**PSRA Reg. No. 001536**

## Old Connell Mews, Naas Road, Newbridge, Co. Kildare

### FEATURES:

- \* 'A Rated' Homes
- \* Air to water heat pump system
- \* Fitted kitchen
- \* Quality sanitary ware
- \* Partial tiling to bathrooms
- \* Double glazed windows
- \* Painted throughout
- \* Paved patio area
- \* Walking distance to Town Centre
- \* Opposite bus stop
- \* Built-in wardrobes in 2 bedrooms

### DESCRIPTION:

Situated in an excellent central location in the Town on the Naas Road only a short walk from the Town Centre. These fine new homes are being constructed by Glengav Construction containing c. 108.6 sq.m. (c. 1,169 sq.ft.) of accommodation with kitchen/dining room, sitting room, toilet, 3 bedrooms, 1 ensuite and family bathroom. The homes come with air to water heat pump system, wardrobes in 2 bedrooms, modern fitted kitchen, quality sanitary ware, partial tiling to bathrooms, double glazed windows, painted throughout and paved patio area. Newbridge is an ideal destination having developed significantly in the last couple of decades both residential and commercially with its close proximity to the Capital and superb transportation links including bus route on the Naas Road, M7 Motorway access at Junction 10 and commuter rail service to the City Centre either Grand Canal Dock or Heuston Station. The Town has all the facilities on your doorstep including schools, church, banks, pubs, restaurants and superb shopping to include such retailers as Tesco, Dunnes, Pennys, TK Maxx, Lidl, Aldi, Newbridge Silverware, Woodies, DID Electrical and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Local amenities include GAA, rugby, soccer, basketball, athletics, leisure centres, hockey, horse riding, golf, fishing, canoeing and horse racing in the Curragh, Naas and Punchestown.

### OUTSIDE:

Paved patio area and lawn.

### SERVICES:

Mains water, mains drainage, air to water heat pump system.

### SOLICITOR:

Robert Coonan Solicitors, Kilcullen,  
Co. Kildare.

**BER: 'A Rated' Homes.**

### CONTACT:

**Liam Hargaden**

**M: 086 2569750 T: 045-433550**

**E: [liam@jordancs.ie](mailto:liam@jordancs.ie)**



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.

