



SEMI-DETACHED 3 BEDROOM RESIDENCE

4 The Green, College Farm, Newbridge, Co. Kildare, W12 VX86

GUIDE PRICE: € 300,000

BER C3



PSRA Reg. No. 001536

4 The Green, College Farm, Newbridge, Co. Kildare, W12 VX86

FEATURES:

- * PVC double glazed windows
- * Gas fired central heating
- * Maintenance free brick/dashed exterior
- * Built-in wardrobes in 3 bedrooms
- * PVC fascia/soffits
- * Excellent recreational, educational and shopping facilities closeby
- * Superb road and rail infrastructure with bus, train and motorway

DESCRIPTION:

College Farm is a residential development situated in an excellent location only a short walk from the Town Centre and train station. Built circa 20 years containing c. 1,060 sq.ft. (c. 98.5 sq.m.) of accommodation with features including gas fired central heating, PVC double glazed windows, maintenance free red bricked/dashed exterior and built-in wardrobes in 3 bedrooms. The property has the benefit of a pedestrian walkway providing a shortcut to the train station. The development is adjacent to Newbridge College only a short walk to the Town Centre which offers an excellent array of facilities including restaurants, pubs, schools, churches, banks, post office and superb shopping to include such retailers as TK Maxx, Penneys, Dunnes Stores, Lidl, Aldi, Tesco, Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure with the M7 motorway access at Junction 10, bus route available from the Main Street and adjacent to the train station which provides regular commuter rail service to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Entrance Hall : 4.90m x 1.90m
With laminate floor and coving.

Sitting Room : 5.30m x 3.28m
With fireplace and laminate floor.

Kitchen/Dining Room : 5.65m x 5.30m
(L-Shaped) with tiled and laminate floor, breakfast counter, tiled surround, built-in ground and eye level presses, s.s. sink unit and patio doors to rear garden.

Guest WC :
w.c., w.h.b. and tiled floor.

Upstairs

Bathroom :
w.c., .w.h.b., bath with shower attachment, tiled surround and electric shower.

Bedroom 1 : 3.80m x 3.05m
With double built-in wardrobes.

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

Bedroom 2 : 3.95m x 2.65m
With built-in wardrobes.

Bedroom 3 : 2.65m x 2.58m
With built-in wardrobes.

Hotpress :
Shelved with immersion.

OUTSIDE:

Gardens to front and rear in lawn, side access leading to a rear garden with paved patio area and Barna shed.

SERVICES:

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

INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, washing machine, dishwasher and fridge/freezer.

SOLICITOR:

TBC

BER: C3

BER NO: 116638875

CONTACT:

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