



**SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE**

**21 THE HEATH, LIFFEY HALL, NEWBRIDGE, CO.  
KILDARE**

**GUIDE PRICE: €245,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

21 THE HEATH, LIFFEY HALL, NEWBRIDGE,  
CO. KILDARE

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### FEATURES:

- Gas fired central heating.
- Hardwood/PVC double glazed windows.
- C.96 sq. m (c.1,033 sq. ft.)
- PVC fascia/soffits.
- Easy access to bus, M7 Motorway and train station.
- Excellent shopping educational and recreational facilities closeby.
- Sought after development.
- Quiet cul-de-sac.
- Maintenance free exterior.

### DESCRIPTION

“Liffey Hall” is a modern residential development of semi-detached and detached homes situated just off the Athgarvan Road only a short walk from the town centre. Located in a quiet-cul-de-sac the property was constructed in 2000 extending to c.96 sq. m. (c.1,033 sq. ft.) of accommodation presented in good condition with red brick/dashed exterior, PVC fascia/soffits, woodgrain/white PVC double glazed windows, gas fired central heating, gas fire and rear garden in lawn with barna shed.

The development is situated only a short walk from the town centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office all on your doorstep. Superb shopping is at hand with Penneys, T. K. Maxx, Tesco's, Dunnes Stores, Woodies, D.I.D. Electric, Lidl, Supervalu, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Commuters have the benefit of an excellent road and rail infrastructure closeby with the bus route available from the town centre, M7 Motorway access at Junction 10 or 12 and train service from town direct to the City Centre.

### AMENITIES:

GAA, rugby, horse riding, fishing, canoeing, basketball, hockey, soccer, leisure centres, swimming, golf, racing in the Curragh, Naas and Punchestown.

### ACCOMMODATION:

**Entrance Hall:** .4.76m x 1.75m

With understairs storage, oak floor and coving.

#### Toilet:

w.c., w.h.b. fully tiled floor and walls.

**Sittingroom:** 3.4m x 5.22m.

With Oak floor, coving, fireplace with cast-iron inset and gas fire. Double doors leading to

**Kitchen/Dining (L-Shaped):** 5.8m x 5.3m

With oak and tiled floor, French doors to rear garden, cream built-in ground and eye level presses, electric Zanussi oven, electric Whirlpool hob, extractor, coving tiled surround, gas burner and plumbed. .

### Upstairs:

#### Bathroom:

Bath with shower attachment, w.c., pedestal w.h.b., electric shower, fully tiled floor and walls.

**Bedroom 1:** 3.5m x 3.3m

With range of built-in wardrobes.

#### Ensuite:

w.c., w.h.b. tiled floor and pumped shower.

#### Hotpress:

Shelved with immersion.

**Bedroom 2:** 4.3m x 3.06m.

**Bedroom 3:** 2.67m x 2.13

With wardrobe.

### OUTSIDE:

Approached by a concrete drive to front, a side access with gate leading to rear garden in lawn with barna shed. .

### SERVICES:

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

### INCLUSIONS:

Oven, hob, extractor, barna shed, light fittings, carpets, blinds. .

**BER:** D1 - 112276837

### SOLICITOR:

TBC









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**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**



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