



## MODERN SEMI-DETACHED 3 BEDROOM RESIDENCE

34A CROTANSTOWN GRANGE, GREEN ROAD,  
NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €295,000



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

34A CROTANSTOWN GRANGE, GREEN ROAD, NEWBRIDGE, CO. KILDARE

### FEATURES:

- Gas fired central heating.
- Solar panels.
- Double glazed windows.
- Alarm.
- C.135.6 sq. m (c.1,460 sq. ft.)
- Cobble loc drive for 2 cars.
- PVC fascia/soffits.
- High energy efficiency.
- Sought after location on the Green Road.
- Easy access to bus, M7 Motorway access Junction 12 and train station.
- Excellent shopping educational and recreational facilities closeby.
- Built-in wardrobes in 3 bedrooms.
- Large south facing rear garden.
- Overlooking a green area.
- Sought after development.
- Curragh Plains ¼ mile.
- Cream fitted kitchen with island unit.

### DESCRIPTION

“Crotanstown Grange” is a modern residential development of semi-detached and detached homes. Situated just off the Green Road only ¼ mile from the world famous Curragh Plains ideal for leisurely walks or running. This is a sought after development with large open space within walking distance of the Town Centre and adjacent to Educate Together and Gaelscoil schools. The proximity of the M7 Motorway access at Junction 12 is of great benefit to commuters along with the train service in town and bus route from the Green Road.

No. 34A is a spacious semi-detached energy efficient home built in 2016 extending to c.135.6 sq. m. (c.1,460 sq. ft.) of well proportioned accommodation finished to a very high standard with solar panels, gas fired central heating, stove, built-in wardrobes in 3 bedrooms, cream fitted kitchen with island unit, double glazed windows and large south facing rear garden.

### AMENITIES:

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

### SHOPPING:

Tesco, Dunnes Stores, T.K. Maxx, Penneys, Newbridge Silverware, Lidl, Supervalu, D.I.D. Electric, Woodies and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

## ACCOMMODATION:

**Entrance Hall:** 5.57m x 2.15m  
With chrome laminate AC5 flooring

**Toilet:**  
w.c., w.h.b. and tiled floor.

**Sittingroom:** 5.65m x 4.1m  
With 60 “Lyon” Ivory Pearl fireplace with steel inset and granite hearth and a Jetmaster 18I insert stove and chrome laminate AC5 flooring

**Kitchen/Dining:** 5.08m x 4.74m  
With porcelain tiled floor, s.s. sink unit, cream built-in ground and eye level presses, island unit, integrated Bosch dishwasher and extractor.

**Utility:**  
Tiled floor, plumbed, fitted presses.

### Upstairs:

**Bedroom 1:** 6.38m x 5.88m  
Including ensuite and walk-in wardrobe, chrome laminate AC5 flooring

**Ensuite:** w.c., w.h.b. double shower and tiled floor.

**Bathroom:** Bath, shower, w.c., w.h.b. and tiled floor.

**Bedroom 2:** 3.37m x 2.94m  
With chrome laminate AC5 flooring.

**Bedroom 3:** 3.63m x 2.9m  
With chrome laminate AC5 flooring and built-in wardrobes.

**Hotpress:**  
Shelved with immersion.

Folding attic stairs to attic which is partly floored with light and shelving.

### OUTSIDE:

Approached by a cobble loc drive to front to accommodate two cars, side access to large south facing rear garden overlooking a field to the rear and outside tap.

### SERVICES:

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

### INCLUSIONS:

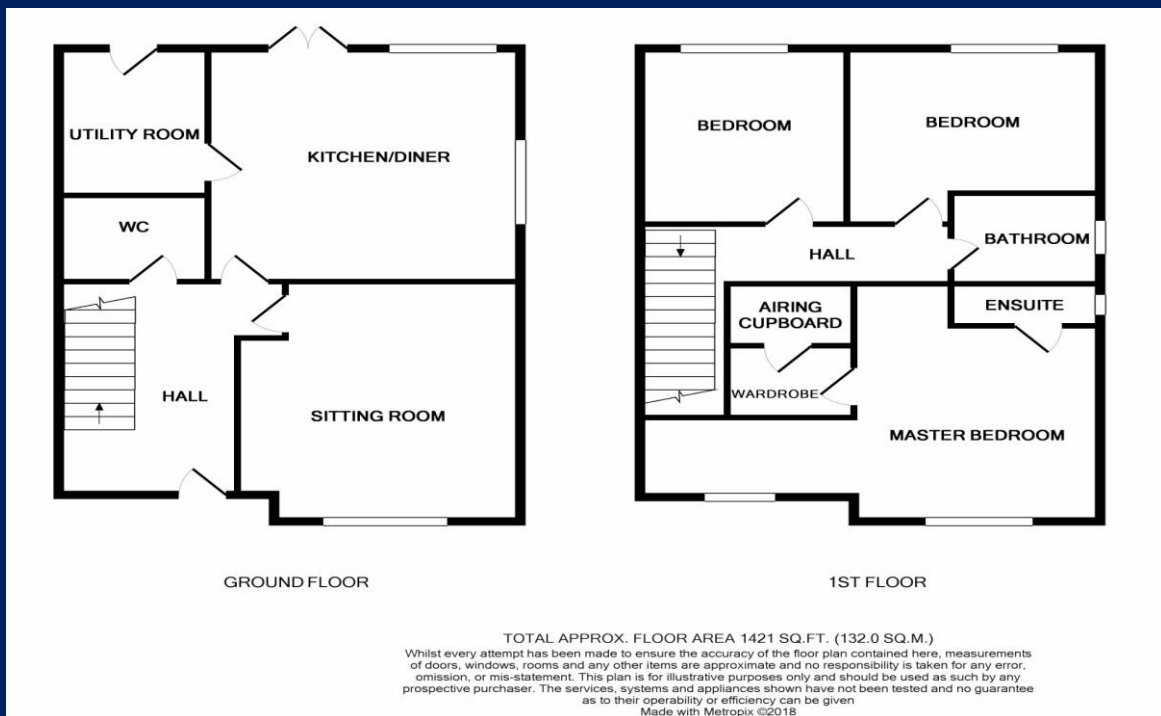
Carpets, blinds, light fittings, integrated dishwasher and extractor.

**BER: A3 – NO. 108247743**

**SOLICITOR:**  
Patrick J. Farrell, Charlotte Street, Newbridge, Co. Kildare







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



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