



**SUPERB DETACHED 4 BEDROOM
RESIDENCE**

**25 The Hall, Curragh Grange, Newbridge, Co.
Kildare, W12 RX94**

Guide Price: € 325,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

25 The Hall, Curragh Grange, Newbridge, Co. Kildare, W12 RX94

FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- Security alarm system
- South west facing rear garden not overlooked.
- c. 134 sq. mt (c. 1,443 sq.ft)
- Adjacent to a neighbourhood Centra convenience store & hairdressers.

DESCRIPTION:

Curragh Grange is a modern residential development of semi detached and detached homes located just off the Green Road and Athgarvan road only a short walk from the town centre. Built by Ballymore Properties in 2005 the development boasts a neighbourhood centre with a Centra convenience store, pharmacy and hairdressers. The house is overlooking a green area and presented in excellent condition throughout, containing c. 135 sq.m. (c. 1,443 sq.ft) of accommodation with the benefit of gas fired central heating, PVC double glazed windows, south west facing rear garden, not overlooked and security alarm system.

AMENITIES:

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Ballymany Junction 12, bus route from the Green Road and commuter rail service direct to the City Centre. Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, Penneys, T.K. Maxx, Tescos, Dunnes Stores, Newbridge Silverware, Supervalu, Woodies, D.I.D. Electric and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive.

ACCOMMODATION:

Entrance Hall 5.76m x 1.27m (18.90ft x 4.17ft)

Sitting Room 5.21m x 3.53m (17.09ft x 11.58ft)
into bay window with sandstone fireplace.

Kitchen/Dining Area 8.60m x 3.15m (28.22ft x 10.33ft)

Built in ground eye level presses, s.s. sink unit, plumbed, Beko electric oven, Belling electric hob, tiled surround and patio doors leading to rear garden.

Utility Room

Plumbed, worktop and gas burner.

Bedroom 3 3.28m x 2.86m (10.76ft x 9.38ft)

Built in wardrobes.

Bedroom 4 3.28m x 3.26m (10.76ft x 10.70ft)

Built in wardrobes.

Hotpress

Shelved with immersion.

UPSTAIRS:

Bedroom 1 4.60m x 4.47m (15.09ft x 14.67ft)

Built in wardrobes, ensuite, w.c., w.h.b., corner shower.

Bedroom 2 4.60m x 3.22m (15.09ft x 10.56ft)

Bathroom

Bath, electric shower, w.c., w.h.b.

OUTSIDE:

Overlooking a green area at the front, side access on both sides of the house with gates, leading to rear garden, south west facing, not overlooked with paved patio area and barna shed.

SERVICES:

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

INCLUSIONS:

Carpets, blinds, curtains, light fittings, barna shed, electric oven, hob & extractor.

BER: C1
BER NO: 103348033

SOLICITOR: Egan O'Reilly, 19 Upr Mount St., Dublin 2





CONTACT:

Liam

M: 086 2569750 T: 045-433550

E: liam@jordancs.ie

**Edward Street, Newbridge,
Co. Kildare.**

T: 045-433550

www.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 2020. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007520 © Government of Ireland.