



## SUPERB SEMI DETACHED 4 BEDROOM RESIDENCE

**BER**

**C3**

3 The Grove, Liffey Hall, Newbridge, Co.  
Kildare, W12 X622

Guide Price: € 295,000

**JORDAN** 

PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

### 3 THE GROVE, LIFFEY HALL, NEWBRIDGE, CO. KILDARE, W12 X622

#### FEATURES:

- Overlooking a large green area.
- Maintenance free red bricked/dashed exterior.
- PVC fascias/soffits.
- PVC woodgrain/white double glazed windows.
- Gas fired central heating with new condenser boiler.
- Security alarm system.
- c. 133.8 sq.m. (c. 1,440 sq.ft.)
- Attic access with stairs, partly floored and light.

#### DESCRIPTION:

Liffey Hall is a modern residential development of semi detached and detached homes, located just off the Athgarvan Road only a short walk from the town centre. Built approx 18 years, extending to 133.8 sq.m. (c. 1,440 sq.ft.) of spacious family accommodation presented in good condition throughout overlooking a large green area. This is an ideal family home with entrance hall leading to sitting room with fireplace and double doors leading to dining room. Off the dining room is the kitchen/breakfast room also on the ground floor is a utility, family room and toilet. Upstairs there are 4 bedrooms, three with built in wardrobes, family bathroom and ensuite. Features include woodgrain/white double glazed windows, gas fired 2 zones central heating system from a new condenser boiler, maintenance free bricked/dashed exterior, PVC fascias/soffits, PVC front door, rear garden with paved patio area, wooden deck and new 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, Tescos, Dunnes Stores, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema.

#### ACCOMMODATION:

**Entrance Hall** 5.03m x 1.73m  
Coving, laminate floor.

**Sitting Room** 5.47m x 3.67m  
Laminate floor, coving and double doors leading to

**Dining Room** 4.15m x 2.75m  
Laminate floor and coving.

**Kitchen/Dining Area** 5.40m x 4.15m

Built in ground eye level presses, tiled and laminate floor, patio doors to rear garden, s.s. sink unit, Zanussi electric oven, Zanussi hob, Belling extractor, Candy dishwasher, tiled surround, coving and fridge.

#### Utility Room

Tiled floor, fitted presses, worktop, coving and washing machine.

#### Toilet

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

**Family Room** 4.65m x 2.35m

Laminate floor, coving and fitted presses.

**Bedroom 1** 4.50m x 2.95m

Laminate floor and range of built in wardrobes.

#### En-suite

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

**Bedroom 2** 3.53m x 2.80m

Double built in wardrobes.

**Bedroom 3** 2.70m x 2.24m

Laminate floor.

**Bedroom 4** 2.85m x 2.00m

Built in wardrobes and laminate floor.

#### Bathroom

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

**Hotpress** Shelved with timed immersion.

#### Attic Space

Attic access with folding stairs, partly floored, with light.

#### OUTSIDE:

Approached by a concrete drive to front with cobble loc area and flowerbeds. Side access to rear garden with outside tap, paved patio area, wooden deck and new Barna shed.

#### SERVICES:

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

#### INCLUSIONS:

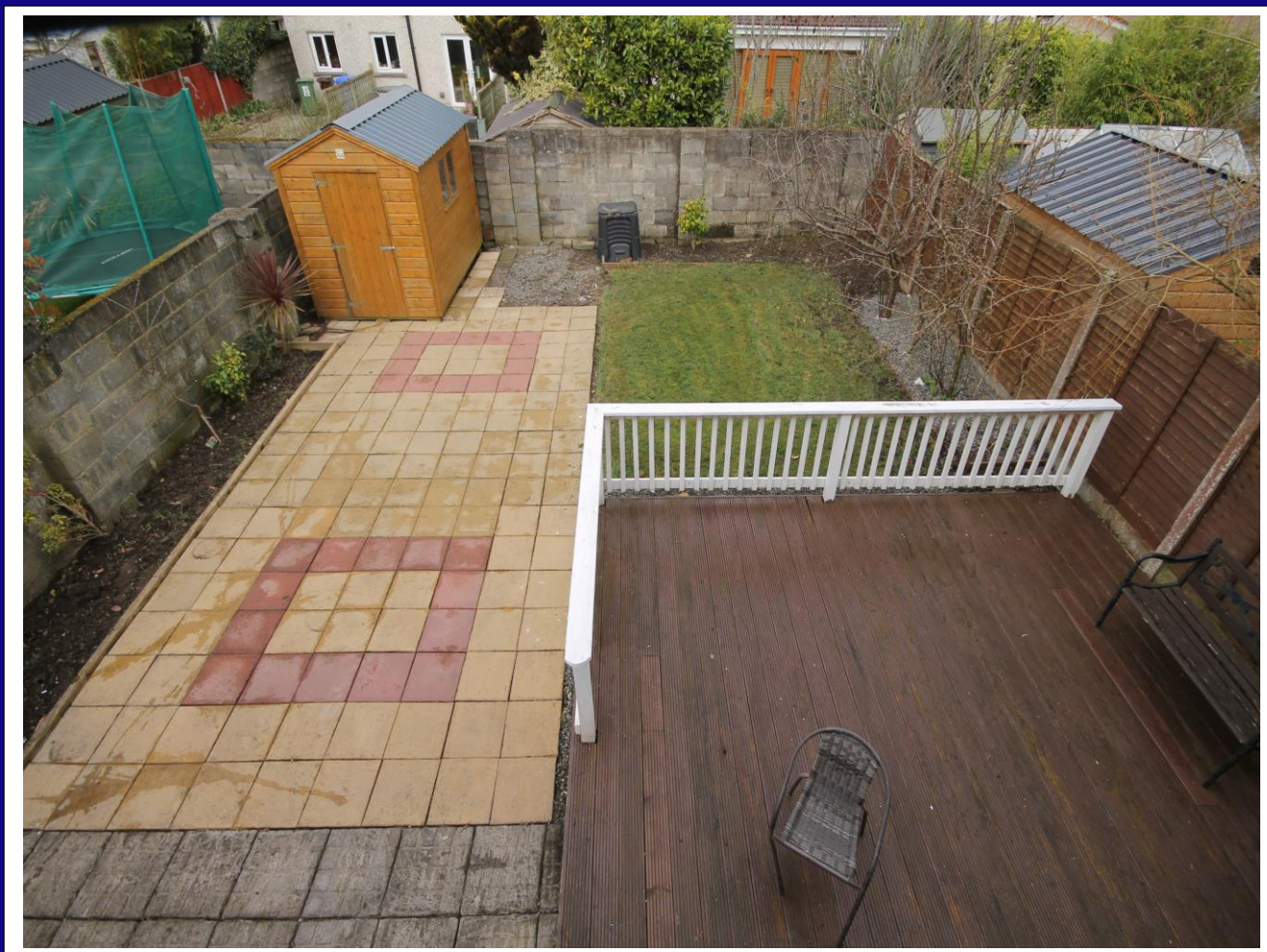
Carpets, curtains, blinds, light fittings, oven, hob, extractor, dishwasher, fridge and washing machine.

BER: C3

BER NO: 103487351







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