



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE WITH LARGE SIDE ACCESS**

**36 The Grove, Liffey Hall, Newbridge, Co. Kildare, W12 TX45**

**GUIDE PRICE: € 350,000**

**BER C1**



**PSRA Reg. No. 001536**

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Kildare, W12 TX45**

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**FEATURES:**

- \* Gas fired central heating.
- \* Maintenance free red bricked/dashed exterior.
- \* PVC fascias/soffits.
- \* PVC double glazed windows.
- \* South facing rear garden.
- \* Metal shed with electricity.
- \* Garage space to side.

**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. No. 36 was built approx 20 years and provides c. 1,050 sq.ft. of spacious family accommodation presented in excellent condition throughout. This is an ideal family home with entrance hall leading to sitting room with fireplace and double doors leading to kitchen/breakfast room, also on the ground floor is a utility and toilet. Upstairs there are 3 bedrooms, 3 with built in wardrobes, family bathroom and ensuite.

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, Lidl, Aldi, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, foodcourt and cinema.

**ACCOMMODATION:**

Entrance Hall: 4.80m x 1.75m  
Tiled floor, coving, radiator cover, understairs storage.

Guest WC:  
Tiled floor, w.h.b., plumbed for toilet.

Kitchen/Dining: 5.80m x 5.30m  
(L-Shaped) With tiled floor, recessed lights, radiator cover, built in ground and eye level units, Electrolux oven/grill, Electrolux hob, extractor, Indesit integrated dishwasher, french doors leading to garden.

Sitting Room: 5.2m x 3.4m  
Laminate floor, coving, wooden surround fireplace with granite hearth, cast iron inset.

Bedroom 1: 3.42m x 3.20m  
Double built-in wardrobes, wood panelling, laminate floor, radiator cover.

En-suite:  
Fully tiled, w.c., w.h.b., vanity unit, electric shower.

Bathroom:  
Fully tiled floor and walls, w.c., w.h.b. (vanity), recessed lights.

Bedroom 2: 4.18m x 3.10m  
Laminate floor and built-in wardrobe.

Bedroom 3: 2.70m x 2.10m  
Laminate floor and built-in wardrobe.

**OUTSIDE:**

Wooden deck to rear, paved patio, outside tap, gated side access.

**SERVICES:**

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

**INCLUSIONS:**

Blinds, integrated appliances, carpets, light fittings.

**SOLICITOR:**

TBC

**BER: C1**

**BER NO: 114823362**

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