



**SUPERB 3 BEDROOM SEMI-DETACHED EXTENDED RESIDENCE**

**88 Rathcurragh, Green Road, Newbridge, Co. Kildare, W12 D342**

**GUIDE PRICE: € 295,000**



**PSRA Reg. No. 001536**

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Co. Kildare, W12 D342**

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### FEATURES:

- \* Gas fired central heating
- \* PVC triple glazed windows
- \* Large cobble lock drive
- \* Solar Panels
- \* Sunroom extension to rear
- \* Overlooking a large green area
- \* C. 124 sq.m. (c. 1335 sq.ft.) of accommodation
- \* Excellent road and rail infrastructure with bus, train and motorway
- \* Excellent shopping, educational and recreational facilities closeby

### DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb 3 bedroom semi-detached extended home to the market. Rathcurragh is a residential development of mainly semi-detached homes situated on the Green Road only a short walk from both the town centre and the Curragh Plains, ideal for running, cycling or leisurely walks.

The property was built in 1995 containing c. 124 sq.m. (c. 1,335 sq.ft.) of accommodation with the benefit of gas fired central heating, PVC triple glazed windows, insert stove, sunroom extension, built in wardrobes in 3 bedrooms, solar panels, cobble lock drive and overlooking a large green area. The property is only a short walk from the town centre which offers an excellent array of restaurants, pubs, schools, recreational and shopping facilities including the Whitewater Shopping Centre, TK Maxx, Penneys, Lidl, Aldi (opening shortly), Dunnes Stores, Tesco to name but a few. Newbridge has the benefit of an excellent road and rail infrastructure with the bus route available from the Green Road, M7 Motorway access at Junction 12 and train service from town direct to the City Centre.

### ACCOMMODATION:

Entrance Porch: 5.20m x 1.90m  
With oak floor.

Cloakroom:  
Understairs storage and coving.

Sitting Room: 5.30m x 3.30m  
With oak floor, coving, polished sandstone fireplace with insert stove and double doors leading to;

Kitchen/Dining Room: 6.90m x 3.90m  
Oak floor, s.s. sink unit, built in ground and eye level presses, island unit with granite worktop, Electrolux integrated dishwasher, Electrolux electric double oven, 4 ring gas hob, tiled surround, extractor unit, recessed lighting, coving and pocket sliding doors to;

Sunroom: 5.45m x 3.00m  
Oak floor, coving, recessed lights and double doors leading to paved patio area.

Shower Room:  
w.c., w.h.b., electric shower, tiled floor and surround.

Utility Room:  
Tiled floor, plumbed and gas burner.

Bathroom:  
w.c., w.h.b., bath with shower attachment, tiled floor and surround.

Bedroom 1: 4.53m x 3.35m  
With range of built in wardrobes.

En-suite:  
Corner shower, w.c., w.h.b., fully tiled floor and walls.

Bedroom 2: 3.95m x 3.35m  
With built in wardrobes.

Bedroom 3: 2.70m x 2.48m  
With laminate floor and built in wardrobes.

Hotpress:  
Shelved with immersion.

Attic Space:  
Folding attic stairs to floored attic area with light.

### OUTSIDE:

Approached by a cobble lock drive to front to accommodate 2 cars. Side access with gate leading to rear garden with paved patio area, outside tap and garden shed.

### SERVICES:

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

### INCLUSIONS:

Carpets, blinds, integrated dishwasher, electric double oven, hob and extractor.

### SOLICITOR:

Coughlan White Solicitors, Moorefield Road, Newbridge,  
Co. Kildare.

**BER: B2**

**BER NO: 103679791**

### CONTACT:

Liam Hargaden  
M: 086 256 9750 T: 045-433550  
E: [liam@jordancs.ie](mailto:liam@jordancs.ie)





**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

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