



**SUPERB EXTENDED 3 BEDROOM SEMI
DETACHED RESIDENCE**

BER C2

**34 The Heath, Liffey Hall, Newbridge, Co.
Kildare, W12 N799**



PSRA Reg No. 001536

Guide Price: € 250,000

FOR SALE BY PRIVATE TREATY

34 The Heath, Liffey Hall, Newbridge, Co. Kildare, W12 N799

DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb extended semi detached home to the market. Liffey Hall is a modern residential development of semi detached and detached homes built around 2000. Situated just off the Athgarvan Road, only a short walk from the town centre with neighbourhood centre only 600 metres away with convenience store, pharmacy and hairdressers.

The house is situated in a quiet cul de sac to the back of the development on a large corner site. Built in 2000 containing c. 1,108 sq. ft. (c. 103 sq. m.) of generous accommodation presented in good condition throughout with gas fired central heating, woodgrain/white PVC double glazed windows, low maintenance brick/dashed exterior and large west facing rear garden not overlooked.

Newbridge is a vibrant provincial town within easy access to the City benefiting from a good road and rail infrastructure with the M7 motorway, bus route and train service direct to the City Centre. The town has a wealth of amenities with schools, churches, banks and superb shopping with Tesco, Dunnes Stores, TK Maxx, Penneys, Lidl, Supervalu, Newbridge Silverware, Aldi (opening Spring 2021) and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Local sporting activities include GAA, soccer, rugby, hockey, basketball, swimming, fishing, canoeing, horse riding, golf and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall 4.80m x 1.73m (15.75ft x 5.68ft)
Coving, porcelain tiled floor and understairs storage.

Sitting Room 5.23m x 3.40m (17.16ft x 11.15ft)
Open fireplace, laminate floor, coving and double doors leading to:

Kitchen/Dining/Living 5.80m x 5.30m (19.03ft x 17.39ft)

Porcelain tiled floor, s.s. sink unit, built in ground and eye level presses, coving, plumbed, tiled surround, Belling integrated dishwasher, electric double oven, Bosch electric hob extractor unit and french doors to rear.

Bathroom

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

Bedroom 1 3.18m x 3.34m (10.43ft x 10.96ft)

With laminate floor and range of built in wardrobes.

En-suite

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

Bedroom 2 4.25m x 3.10m (13.94ft x 10.17ft)

With built in wardrobes and laminate floor.

Bedroom 3 2.71m x 2.11m (8.89ft x 6.92ft)

With laminate floor, built in wardrobe, shelving, built in bed with fitted drawers.

OUTSIDE:

Concrete drive to front with gated pedestrian side access leading to large west facing rear garden mainly in lawn, not overlooked and wooden deck. Outside socket, wooden barna shed and outside tap.

SERVICES:

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

INCLUSIONS:

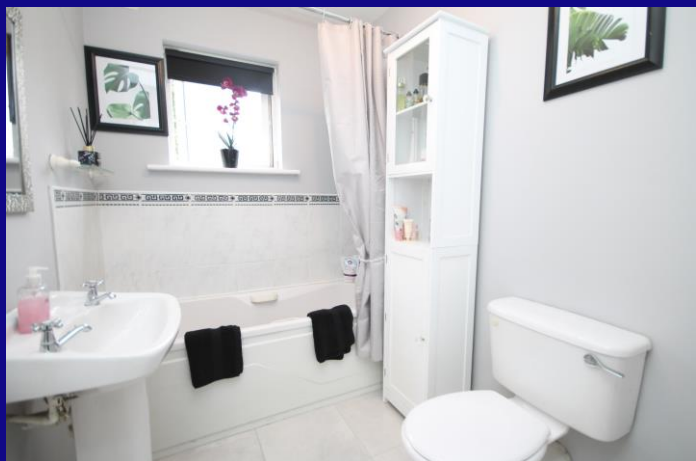
Carpets, blinds, light fitting, barna shed, oven, hob, extractor and dishwasher.

BER: C2

BER NO: 112416284

SOLICITOR:

Reidy Stafford Sols. 1-3 Moorefield Terrace
Newbridge, Co Kildare





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