



SUPERB DETACHED 4 BEDROOM DORMER BUNGALOW

34 The Hall, Curragh Grange, Newbridge, Co. Kildare, W12 X951

GUIDE PRICE: € 325,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**34 The Hall, Curragh Grange, Newbridge,
Co. Kildare, W12 X951**

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 Centra convenience store, pharmacy and hairdressers. Situated in a cul de sac in the development the property is presented in good condition throughout containing c. 135 sq.m. (c. 1,453 sq.ft.) of accommodation with the benefit of gas fired central heating, pvc double glazed windows, south west facing rear garden not overlooked, Cherrywood fitted kitchen, feature insert gas fire and 3 bathrooms.

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 superb schools, restaurants, pubs, boutiques, Penneys, Lidl, Aldi (opening Spring 2021), T.K. Maxx, Tesco's, 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 5.85m x 1.26m (19.19ft x 4.13ft)
With tiled floor.

Sitting Room 5.11m x 3.82m (16.77ft x 12.53ft)
Into bay window with feature insert gas fire and wall lights.

Kitchen/Dining 8.62m x 3.04m (28.28ft x 9.97ft)
Tiled floor, Cherrywood built in ground eye level presses, plumbed, tiled surround, extractor unit, gas and electric Range cooker, Sharp microwave and patio doors to rear garden.

Utility Room
Tiled floor, plumber, gas burner and outside door.

Bedroom 4 3.26m x 2.56m (10.70ft x 8.40ft)

Bedroom 3 3.26m x 2.96m (10.70ft x 9.71ft)
With built in wardrobes.

Shower Room
Vanity, w.h.b., tiled floor and w.c., shower and fitted presses.

Upstairs

Bedroom 1 4.48m x 4.00m (14.70ft x 13.12ft)
With a range of built in wardrobes.

En-suite 1
Jacuzzi bath with shower attachment, vanity, w.h.b., w.c. and fitted presses.

Hotpress
Shelved with immersion.

Bedroom 2 4.00m x 3.15m (13.12ft x 10.33ft)
With range of built in wardrobes.

En-Suite 2
w.c., w.h.b. and shower.

FEATURES:

- * PVC double glazed windows.
- * Gas fired central heating.
- * Security alarm system.
- * South west facing rear garden not overlooked.
- * c. 135 sq. mt (c. 1,453 sq.ft)
- * Adjacent to a neighbourhood centre with Centra convenience store, hairdressers and pharmacy.
- * Feature insert gas fire.
- * 4 Bedrooms and 3 Bathrooms.

OUTSIDE:

Gardens to front and rear in lawn. Side access on both sides of house with gates leading to south west facing rear garden (not overlooked). Barna shed and paved patio area. Parking for 2 cars.

SERVICES:

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

SOLICITOR:

Messers Augustus Cullen Law, 8 Wentworth Place, Wicklow.

INCLUSIONS:

Carpets, blinds, light fittings, Range cooker, Sharp microwave and extractor unit.

BER: C1

BER NO: 113446587

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