



**SUPERB 3 BEDROOM SEMI-DETACHED  
RESIDENCE**

**38 THE CLOSE, CURRAGH GRANGE,  
NEWBRIDGE, CO. KILDARE, W12 WN62**

**Guide Price: € 240,000**

**BER**

**C2**

**JORDAN** 

PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**38 The Close, Curragh Grange,  
Newbridge, Co. Kildare, W12 WN62**

### FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- Quiet cul-de-sac.
- Large rear garden (not overlooked)
- c. 97.5 sq.m. (c. 1,050 sq.ft.)
- Built in wardrobes in two bedrooms.
- 3 bedrooms and 3 baths.

### DESCRIPTION:

Curragh Grange is a modern residential development of semi-detached and detached homes located between the Green Road and the Athgarvan Road, only a short walk from the town centre. Situated in a cul-de-sac in the development built in 2004 by Ballymore Properties, the development boasts a neighbourhood centre with Centra Convenience Store, Pharmacy and Hairdressers. The house is presented in excellent condition throughout containing c. 97.5 sq.m. (c. 1,050 sq.ft.) of accommodation with PVC double glazed windows, gas fired central heating, built in wardrobes in two bedrooms and large rear garden (not overlooked) with paved patio area.

### 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 restaurants, pubs, boutiques, Penneys, T.K. Maxx, Tesco, 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:

**Hallway** 4.75m x 1.80m

With tiled floor and understairs storage

### WC

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

**Sitting Room** 4.73m x 3.60m

Into bay window, Sandstone fireplace with slate insert and hearth. Double doors leading to:

**Kitchen/Dining** 5.55m x 4.23m

With built-in ground and eye level presses, tiled floor, s.s. sink unit, plumbed, electric oven, ceramic hob, extractor unit, tiled splashback, gas burner and patio doors to rear garden.

### Bathroom

Bath, w.c., w.h.b., fully tiled floor and walls.

### Hot Press

Shelved with immersion

**Bedroom 1** 4.62m x 2.88m

Into bay window and range of built-in wardrobes.

### En-Suite

With w.c., w.h.b., shower, tiled floor and surround.

**Bedroom 2** 3.40m x 3.20m

With double built-in wardrobes.

**Bedroom 3** 2.96m x 2.37m

### OUTSIDE:

Concrete drive to front, gardens to front and rear (not overlooked) mainly in lawn with paved patio area. Side access with gate, barna shed and a selection of trees and shrubs.

### SERVICES:

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

### INCLUSIONS:

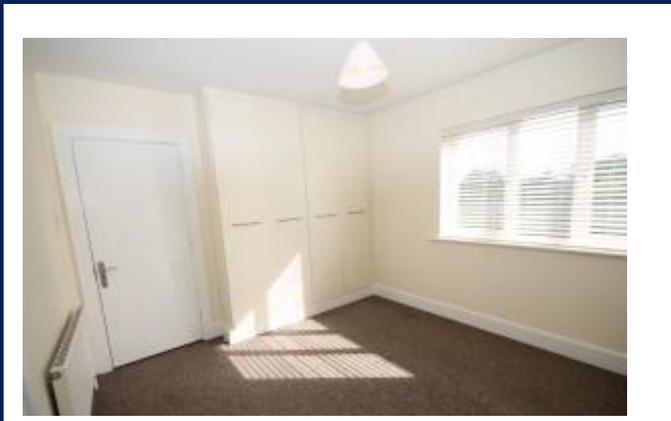
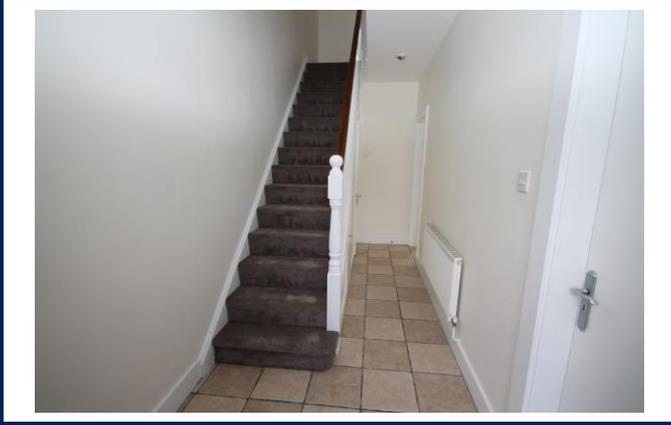
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BER: C2

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### SOLICITOR:

McCormack Solicitors, McElwain terrace,  
Newbridge, Co. Kildare





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