



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE**

**11 The Close, Curragh Grange, Newbridge, Co. Kildare, W12 C786**

**GUIDE PRICE: € 300,000**



**PSRA Reg. No. 001536**

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Co. Kildare, W12 C786**

**FEATURES:**

- \* Excellent road and rail infrastructure
- \* PVC double glazed windows.
- \* Gas fired central heating.
- \* c. 97.5 sq.m. (c. 1,050 sq.ft.) of accommodation.
- \* Cul de sac of 8 houses.
- \* Adjacent to a neighbourhood centre with convenience store, pharmacy and hairdressers.
- \* Short walk from Town Centre.
- \* Close to educational, recreational and shopping facilities.

**DESCRIPTION:**

Curragh Grange is a modern residential development of semi-detached and detached homes located off just off the Green Road and the Athgarvan Road only a short walk from the Town Centre. Situated in a cul de sac of 8 houses adjacent to a neighbourhood centre with convenience Store, pharmacy and hairdressers. Built in 2005 by Ballymore Homes the property contains c. 97.5 sq.m. (c. 1,050 sq.ft.) of accommodation presented in good condition with the benefit of gas fired central heating, PVC double glazed windows, built-in wardrobes in 2 bedrooms, master bedroom en-suite and paved patio area. The town has the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Ballymany Junction 12, bus route available from the Green Road and commuter rail service from town direct to the City Centre either Grand Canal Dock or Heuston Station. Newbridge offers a wealth of facilities with schools, churches, restaurants, pubs and superb shopping with such as Penneys, TK Maxx, Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, Woodies, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive offering designer clothing at discounted prices. Local sporting activities include rugby, GAA, soccer, hockey, basketball, athletics, canoeing, horse riding, golf, leisure centres and racing in the Curragh, Naas and Punchestown.

**ACCOMMODATION:**

Porch:

Entrance Hall: 4.80m x 1.77m  
With oak floor and understairs storage.

Guest WC:  
w.c., w.h.b. and tiled floor.

Sitting Room: 4.75m x 3.60m  
Into bay window, oak floor, polished sandstone fireplace and double doors leading to;

Kitchen/Dining Room: 5.54m x 4.20m  
Built-in ground and eye level presses, electric double oven, four ring gas hob, extractor, patio doors to rear, s.s. sink unit, plumbed, tiled floor and surround.

Bathroom:  
w.c., .wh.b., bath with shower attachment, fully tiled floor and walls.

Bedroom 1: 4.57m x 2.86m  
Into bay window with range of built-in wardrobes.

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

Bedroom 2: 3.40m x 3.20m  
With double built-in wardrobes.

Hotpress:  
Shelved with immersion.

Bedroom 3: 2.95m x 2.37m

**OUTSIDE:**

Driveway to front, gardens to front and rear in lawn, side access with gate, outside tap, paved patio area and barna shed.

**SERVICES:**

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

**INCLUSIONS:**

Oven, hob, extractor, barna shed, carpets, curtains and light fittings.

**SOLICITOR:**

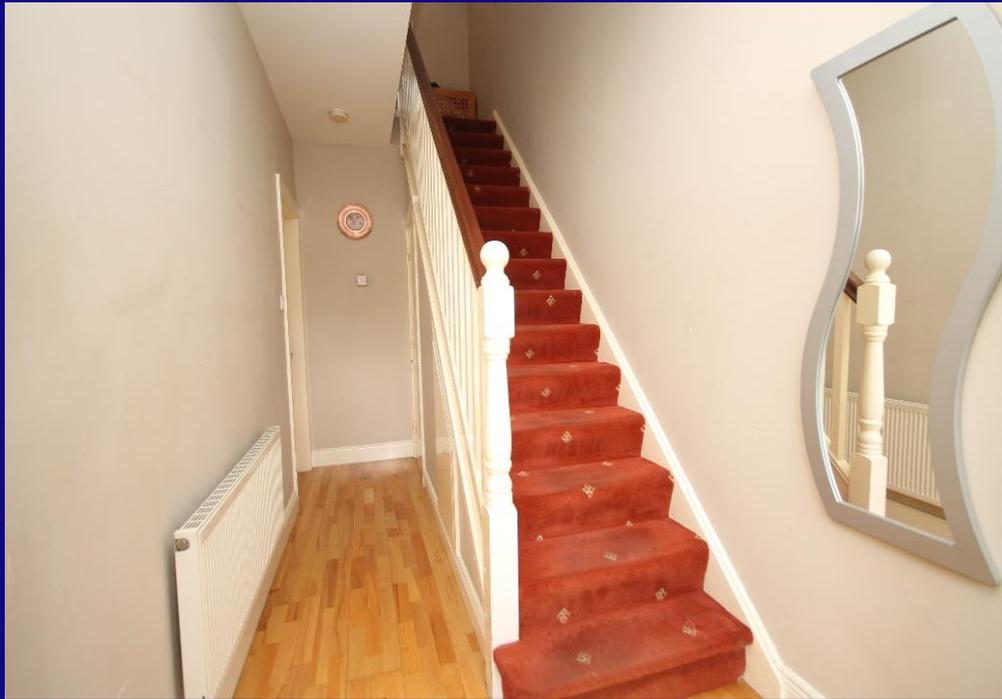
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