



DOWLING PROPERTY

Spacious 3 Bed In Quiet Cul-De-Sac & South Facing Garden

56 The Park, Curragh Grange, Newbridge, Co. Kildare, W12XC43

For Sale By Private Treaty



Calling All 1st Time Buyers!! Tucked away in this quiet cul-de-sac in the popular estate, is where you'll find this delightful, 3 bedroom property for sale. Built in 2004 by Ballymore Homes to the highest of standards, Curragh Grange has always proven popular over the years due to its excellent on site facilities, including Centra, chemist, doctors and more. The accommodation extends to c. 98 sq.mt. and features 2 en-suite bedrooms, guest w.c. and a large south facing rear garden. The heating is gas and the windows are double glazed.

Outside to the front no.56 overlooks a well kept green area and has off street parking. The rear garden is extremely generous in size and enjoys a sunny, south facing aspect. Newbridge has an excellent train service to Dublin and has direct access to M7/M9. Make sure no.56 is top of your house hunting list!!

A.M.V.: €249,950

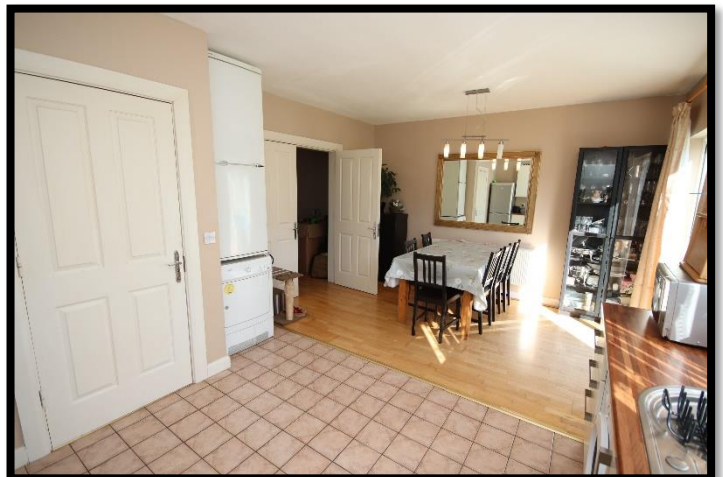


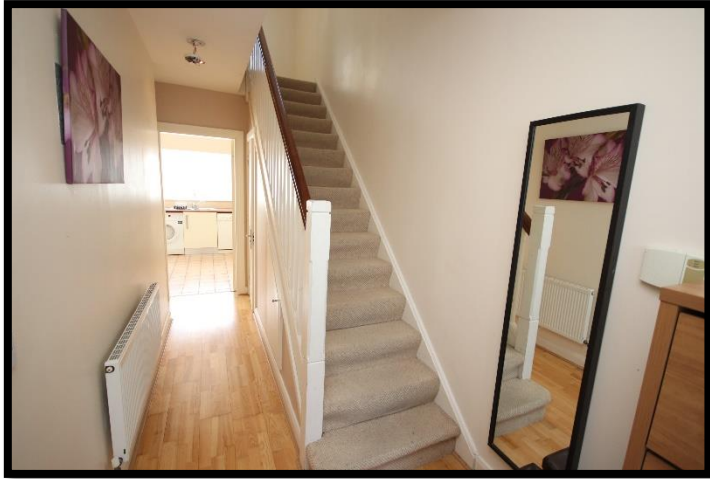
The accommodation, which is well laid out, consists of entrance hallway, guest w.c., sitting room and kitchen/breakfast room. Upstairs are 3 bedrooms with 2 en-suites and family bathroom.

All amenities are located on your doorstep which include Curragh Grange shopping centre, Lidl, Aldi, Dunnes Stores, Tesco's the White Water shopping centre and many more. Newbridge has a large selection of both primary and secondary schools including Educate Together and Irish schools. Direct access to M7 is just a 5 minute drive away.

Accommodation

Entrance Hallway	4.79m x 1.74m	Spacious hallway with phone point.
Sitting Room	5.04m x 3.625m	A bright room over looking a green area to front through a feature bay window. Wooden floor, T.V. point, attractive fireplace and double doors to kitchen.
Kitchen/Breakfast Room	5.55m x 3.88m	Enjoying a south facing aspect with full range of built in units, oven and hob. Washing machine, part tiled walls, sliding patio door to garden.
Guest W.C.		Toilet, wash hand basin.
Upstairs Landing Area	2.13m x 3.44m	Attic access and hotpress which is shelved for storage.





Master Bedroom (Front)	4.57m x 2.96m	Spacious master bedroom with bay window, built in wardrobes, T.V. point and phone point.
Interconnecting En-Suite		Step in electric shower with w.c., wash hand basin. Part tiled walls.
Bed 2 (Rear)	3.20m x 3.15m	Double bedroom with built in wardrobe.
Bed 3 (Front)	2.95m x 2.26m	Single bedroom.
Family Bathroom	2.27m x 1.82m	Bath, w.c., wash hand basin. Part tiled walls.
Outside - Front		Overlooks a well maintained green area. Gated off street parking x 2 cars. Laid to lawn.
Rear		Large south facing rear garden which is laid to lawn. Part walled/fenced. Patio area, outside tap.

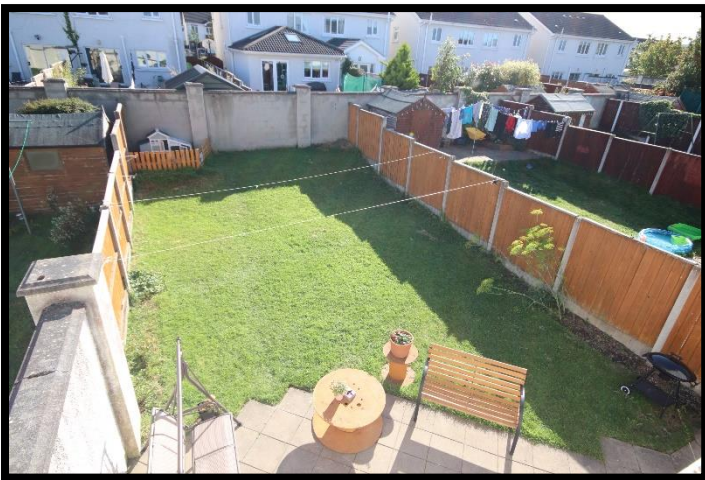


Features

- * Quiet Cul De Sac Location
- * South Facing Rear Garden
- * 2 En-Suite Bedrooms
- * Gas Fired Central Heating
- * Double Glazed P.V.C. Windows
- * Off Street Parking



- * Accom Exts C.98 Sq.Mt.
- * Guest W.C.
- * Overlooks A Well Kept Green
- * Short Walk To All Amenities
- * Excellent Access To M7/M9



Viewing: Tel: 045 482189, strictly by prior appointment.
Negotiator: John J Dowling
Price: €249,950 to include carpets, curtains, oven & hob and washing machine.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.