



MODERN SEMI-DETACHED 3 BEDROOM RESIDENCE

**26A CROTANSTOWN GRANGE, GREEN ROAD,
NEWBRIDGE, CO. KILDARE**

GUIDE PRICE: €295,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

26A CROTANSTOWN GRANGE, GREEN ROAD, NEWBRIDGE, CO. KILDARE

FEATURES:

- Gas fired central heating.
- Solar panels.
- Double glazed windows.
- Alarm.
- Metal Garden shed.
- C.132.5 sq. m (c.1,426 sq. ft.)
- Cobble loc drive for 2 cars.
- PVC fascia/soffits.
- High energy efficiency.
- Sought after location on the Green Road.
- Easy access to bus, M7 Motorway access Junction 12 and train station.
- Excellent shopping educational and recreational facilities closeby.
- Built-in wardrobes in 3 bedrooms.
- Sought after development.
- Curragh Plains ¼ mile.
- Cream fitted kitchen with Rangemaster cooker.

DESCRIPTION

“Crotanstown Grange” is a modern residential development of semi-detached and detached homes. Situated just off the Green Road only ¼ mile from the world famous Curragh Plains ideal for leisurely walks or running. This is a sought after development with large open space within walking distance of the Town Centre and adjacent to Educate Together and Gaelscoil schools. The proximity of the M7 Motorway access at Junction 12 is of great benefit to commuters along with the train service in town and bus route from the Green Road.

No. 26A is a spacious semi-detached energy efficient home built in 2013 extending to c.132.5 sq. m. (c.1,426 sq. ft.) of well proportioned accommodation finished to a very high standard with solar panels, gas fired central heating, stove, built-in wardrobes in 3 bedrooms, cream fitted kitchen with Rangemaster cooker, double glazed windows and metal garden shed.

AMENITIES:

GAA, rugby, horse riding, fishing, canoeing, basketball, hockey, soccer, leisure centres, swimming, golf, racing in the Curragh, Naas and Punchestown.

SHOPPING:

Tesco, Dunnes Stores, T.K. Maxx, Penneys, Newbridge Silverware, Lidl, Supervalu, D.I.D. Electric, Woodies and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

ACCOMMODATION:

Entrance Hall: 4.8m x 2.12m
With tiled floor.

Toilet:
w.c., w.h.b. and tiled floor.

Sittingroom: 5.6m x 4.08m
With laminate floor and stove.

Kitchen/Dining: 5.06m x 4.74m
With tiled floor, s.s. sink unit, cream built-in ground and eye level presses, larder unit, cooker hood, integrated dishwasher, Rangemaster electric/gas stove and French doors to rear garden.

Utility:
Tiled floor, plumbed, cream fitted presses.

Upstairs:

Bedroom 1: 6.34m x 5.2m
Including wardrobe.

Ensuite:
w.c., w.h.b. double shower and fully tiled floor and walls.

Bathroom:
Bath, electric shower, w.c. w.h.b. and fully tiled floor and walls.

Bedroom 2: 3.34m x 2.85m
With built-in wardrobes.

Bedroom 3: 4m x 2.86m
With built-in wardrobes.

Hotpress:
Shelved with immersion.

OUTSIDE:

Approached by a cobble loc drive to front to accommodate two cars, side access with gate, rear garden in lawn, metal garden shed and outside tap.

SERVICES:

Mains water, mains drainage, gas heating, refuse collection, Solar panels and alarm.

INCLUSIONS:

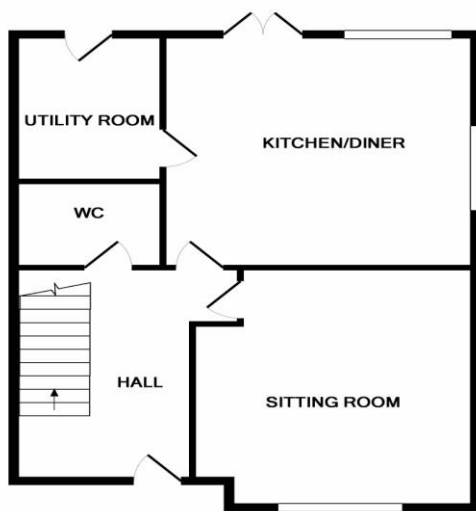
Carpets, blinds, metal shed, Rangemaster cooker, integrated dishwasher and cooker hood.

BER: B1 - 105127997

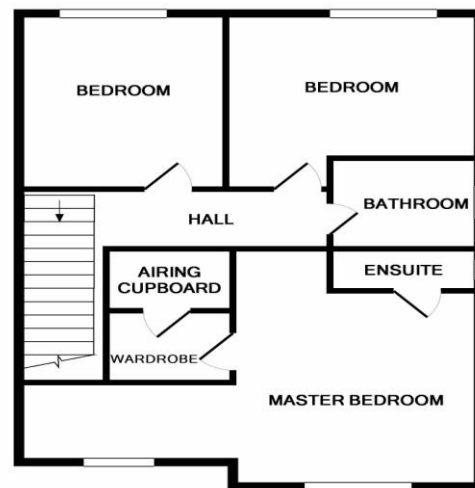
SOLICITOR:

PCL Halpenny, Dun Laoghaire, Co. Dublin.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1421 SQ.FT. (132.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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