



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE**

**75 THE CLOSE, CURRAGH GRANGE, NEWBRIDGE, CO. KILDARE, W12 K038**

**GUIDE PRICE: € 320,000**



**PSRA Reg. No. 001536**

## 75 The Close, Curragh Grange, Newbridge, Co. Kildare, W12 K038

### FEATURES:

- \* Gas fired central heating
- \* PVC double glazed windows
- \* Quiet cul de sac of 10 houses
- \* Overlooking a green area
- \* Built-in wardrobes in 3 bedrooms
- \* Excellent educational, recreational and shopping facilities closeby
- \* Good road and rail infrastructure with motorway, bus and train
- \* Only a short walk from the Main Street
- \* South facing rear garden

### 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 2004 the development boasts a neighbourhood centre with Centra Convenience Store, Pharmacy and Hairdressers. The house is situated in a quiet cul-de-sac of 10 houses overlooking a green area containing c. 97.5 sq. m (c. 1,050 sq. ft.) of accommodation with the benefit of gas fired central heating, PVC double glazed windows, built in wardrobes in 3 bedroom and alarm.

The house is only a short walk from the Main Street with restaurants, pubs, boutiques, schools, churches, banks, post office and superb shopping with 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 offering designer shopping 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:

Entrance Hall : 4.80m x 1.75m  
with tiled floor and understairs storage.

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

Sitting Room : 4.70m x 3.65m  
into bay window with double doors leading to;

Kitchen/Dining Room : 5.55m x 4.20m  
with tiled floor, built in ground and eye level  
presses, extractor unit, gas hob, electric oven,  
plumbed, s.s. sink unit and patio doors to rear  
garden.

#### UPSTAIRS :

Bathroom :  
w.c., w.h.b., bath with shower attachment, tiled floor  
and surround.

Bedroom 1 : 4.55m x 2.85m  
with range of built-in wardrobes and bay windows.

En-suite :  
(Inter-connecting) - w.c., w.h.b., shower and tiled  
floor.

Bedroom 2 : 3.40m x 3.23m  
with double built-in wardrobes.

Bedroom 3 : 2.95m x 2.38m  
with built-in wardrobes.

Hotpress :  
shelved with immersion.

### OUTSIDE:

Driveway to front with lawn, side access with gate leading to rear garden with paved patio area, Barna shed, outside tap. South facing rear garden.

### SERVICES:

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

### INCLUSIONS:

Carpets, curtains, oven, hob, extractor and Barna shed.

### SOLICITOR:

Byrne Carolan Cunningham,  
39 Mardyke Street,  
Athlone,  
Co. Westmeath,  
N37 TA44

**BER: C2**

**BER NO: 116720202**

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