



SUPERB 3 BEDROOM SEMI-DETACHED IN QUIET CUL DE SAC

56 The Close, Curragh Grange, Newbridge, Co. Kildare, W12 V820

GUIDE PRICE: € 350,000



PSRA Reg. No. 001536

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FEATURES:

- * Wonderfully extended in 2018, expertly designed by O'Flynn Architects
- * Upgraded gas burner with zoned energy efficient Hive heating controls and remote access
- * PVC double glazed windows
- * Granite paved patio area to rear
- * Security alarm
- * Farrow & Ball hand painted kitchen with appliances and 5 stage reverse osmosis water filtration system
- * c. 118 sq.m. (c. 1,270 sq.ft.) of accommodation in excellent condition
- * Excellent road and rail infrastructure with motorway, train and bus service
- * Superb educational, recreational and shopping facilities closeby
- * Short walk from Town Centre
- * Adjacent to a neighbourhood centre with convenience store, pharmacy, doctor surgery and hairdressers

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 presented in excellent condition throughout containing c. 118 sq. m (c. 1,270 sq. ft.) of accommodation extended in 2018 with magnificent living room / dining room extension to rear, upgraded high efficiency condensing gas boiler (A rated) with zoned energy efficient Hive heating controls, PVC double glazed windows, wonderful hand painted fitted kitchen with Island, and southwest facing rear garden with granite paved patio area. Which must be viewed to be appreciated.

ACCOMMODATION:

Entrance Hall: 4.80m x 1.72m
With laminate floor and understairs storage.

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

Sitting Room: 4.50m x 3.70m
Into bay window, laminate floor, polished sandstone fireplace with slate insert and hearth, sliding pocket double doors leading to;

Kitchen: 4.00m x 3.63m
Farrow & Ball hand painted fitted kitchen, s.s. sink unit, island unit, laminate floor, tiled surround, Neff electric double oven, Neff integrated dishwasher, Ecosoft 5 stage reverse osmosis water filter, Neff ceramic hob, extractor, recessed lights, integrated larder fridge, integrated larder freezer.

Utility Room:
Tiled floor, plumbed, s.s. sink unit, replaced condenser gas burner, upgraded high efficiency condensing gas boiler.

Living Room: 4.90m x 4.60m
Fixed skylight windows, Luxaflex electric remote controlled blinds, laminate floor, recessed lights, Aluclad corner window, Aluclad sliding doors leading to rear garden.

Upstairs

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

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

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

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

Bedroom 3: 2.95m x 2.38m

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 either Grand Canal Dock or Heuston Station. Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, schools, churches, banks, post office and superb shopping with Penneys, T.K. Maxx, Tescos, 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 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.

OUTSIDE:

Driveway to front with garden in lawn, side access with gate leading to southwest facing rear garden in lawn with granite paved patio area, outside tap, outside socket and barna shed.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating from upgraded Ariston gas burner with Hive controls and remote access.

INCLUSIONS:

Carpets, light fitting, curtains (excl. bedroom 1), barna shed, fridge, freezer, oven, hob, extractor, dishwasher, 5 stage reverse osmosis water filtration system.

SOLICITOR:

McCormack Sols., McElwain Terrace, Newbridge, Co. Kildare

BER: B3

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