



SUPERB 3 BEDROOM SEMI DETACHED RESIDENCE

1 The Walk, Liffey Hall, Newbridge, Co. Kildare, W12 A448

GUIDE PRICE: € 285,000

BER C2



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

1 The Walk, Liffey Hall, Newbridge, Co. Kildare, W12 A448

DESCRIPTION:

Liffey Hall is a modern residential development of semi detached and detached homes built around 2000. Situated just off the Athgarvan Road just a short walk from the town centre with neighbourhood centre with convenience store, pharmacy and hairdresses.

The house is situated in a cul de sac at the back of the development overlooking a large green area. Built in 2000 containing c. 1,034 sq.ft. (c. 96 sq.m.) of accommodation, presented in good condition throughout with gas fired central heating, woodgrain/white pvc double glazed windows, low maintenance brick/dashed exterior and pvc fascia/soffits. Approached by a concrete drive to the front to accommodate two cars, gardens to front and rear in lawn and side access with gate.

Newbridge is a vibrant provincial town within easy access of the City Centre benefitting from an excellent road and rail infrastructure with the M7 Motorway at Junction 10 or 12, bus route available from the town centre and train service direct to the City Centre (Heuston or Grand Canal Dock). The town has a wealth of amenities with schools, restaurants, pubs, churches, banks, post office and superb shopping to include Tesco, Dunnes Stores, TK Maxx, Penneys, Lidl, Aldi (opening soon), Woodies, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

ACCOMMODATION:

Entrance Hall 4.80m x 1.70m (15.75ft x 5.58ft)

Oak floor, coving, recessed lights and understairs storage.

Sitting Room 5.24m x 3.40m (17.19ft x 11.15ft)

With oak floor, coving, fireplace, gas fire, double doors leading to:

Kitchen/Dining Room 5.30m x 3.20m (17.39ft x 10.50ft)
2.67m x 2.62m (8.75ft x 8.59ft)

(L Shaped) Built in ground and eye level presses, tiled floor, plumbed, tiled surround, coving, Creda electric double oven, Creda 4 ring gas hob, extractor, recessed lights and french doors to rear garden.

UPSTAIRS

Toilet

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

Bathroom

w.c., w.h.b., bath with shower attachment, wood panel surround, tiled floor and surround.

Hotpress

Shelved with immersion.

Bedroom 1 3.54m x 3.33m (11.61ft x 10.93ft)

En-suite

w.c., w.h.b., shower and tiled floor.

Bedroom 2 4.24m x 3.10m (13.91ft x 10.17ft)

With built in wardrobes.

Bedroom 3 2.66m x 2.13m (8.73ft x 6.99ft)

With built in wardrobes.

AMENITIES:

Local amenities include GAA, soccer, fishing, horse riding, canoeing, golf, leisure centre, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 motorway access at Junction 10 or 12, bus route from the town centre and a commuter rail service direct to the City Centre (Heuston Station or Grand Canal Dock).

FEATURES:

- * Low maintenance brick/dashed exterior
- * Woodgrain/white PVC double glazed windows
- * Gas fired central heating
- * PVC fascia/soffits
- * Overlooking a large green area
- * Within easy access of motorway, bus and train
- * Short walk from the town centre

OUTSIDE:

Concrete drive to front to accommodate two cars, gardens to front and rear in lawn, side access with gate, outside tap, paved patio area, outside socket and barna shed.

SERVICES:

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

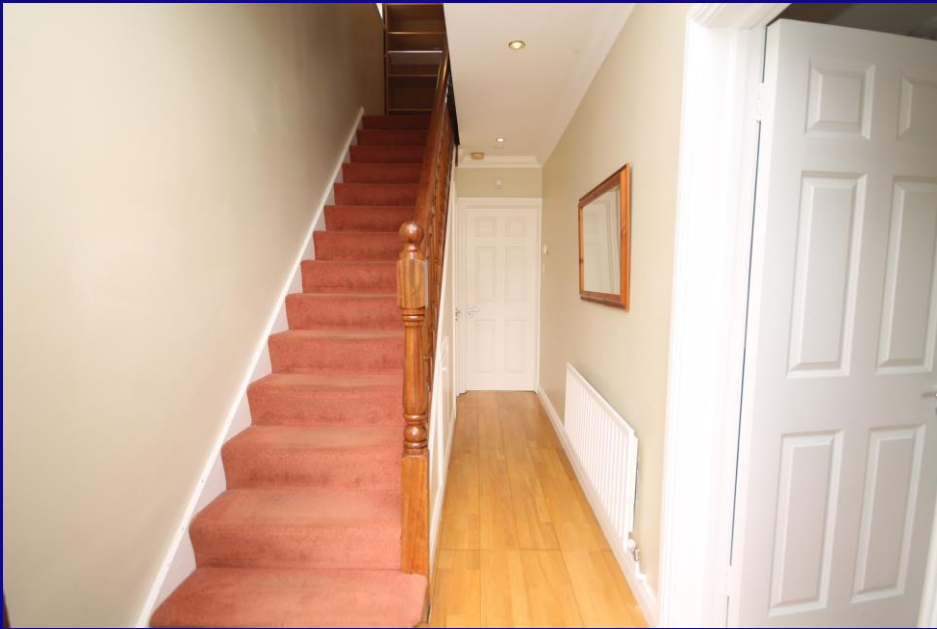
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