

FOR SALE BY PRIVATE TREATY



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE.

**16 THE WALK,
LIFFEY HALL,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: €239,500

DESCRIPTION:

Liffey Hall is a modern residential development of semi-detached and detached homes, situated just off the Athgarvan Road only a short walk from the town centre, located in a cul-de-sac to the rear of the development. The property was built c.2000 and presented in excellent condition having recently been renovated with new fitted kitchen with integrated appliances, carpets, blinds and re-modelled bathrooms. The property has the benefit of a maintenance free red brick/dashed exterior, woodgrain/white PVC double glazed windows, PVC fascia/soffits and gas fired central heating.

Newbridge has a wealth of amenities on your doorstep with schools, pubs, restaurants, churches, post office, banks and shopping to include Penneys, T.K. Maxx, D.I.D. Electric, Woodies, Newbridge Silverware, Tesco, Dunnes, Super Valu, Lidl and Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. The town has a good road and rail infrastructure with bus route, M7 Motorway access at Junction 10 & 12 and train service available from town direct to the city centre. Local amenities include leisure centres, fishing, canoeing, GAA, rugby, soccer, hockey, horse riding, golf and racing in the Curragh, Naas and Punchestown.



ACCOMMODATION:

Entrance hall:	4.76m x 1.73m	With solid oak floor, coving and understairs storage.
Toilet:		With w.c. and w.h.b and tiled floor.
Sittingroom:	5.21m x 3.38m	With oak floor, coving, fireplace and double doors leading to
Kitchen/Diningroom:	5.78m x 5.29m (L shaped).	With Oak and tiled floor, cream built-in ground and eye level presses, s.s. sink unit, plumbed, tiled surround, Zanussi 5 ring gas hob, extractor hood, integrated dishwasher, electric double oven, coving, integrated fridge/freezer, gas burner and French doors to rear garden. Plumbed with gas burner and fitted presses.



ACCOMMODATION CONT'D:

Upstairs:

- | | | |
|------------|---------------|---|
| Bedroom 1: | 3.5m x 3.34m | With recessed lights, wooden floor and built-in wardrobes. |
| Ensuite: | | With w.c., w.h.b. tiled floor and shower. |
| Bathroom: | | With w.c., w.h.b., heated towel rail recessed lights, bath with shower attachment, electric shower and fully tiled floor and walls. |
| Hotpress: | | Shelved with immersion. |
| Bedroom 2: | 4.22m x 3.06m | With wooden floor and built-in wardrobes. |
| Bedroom 3: | 2.65m x 2.13m | With wooden floors and built-in wardrobes. |

OUTSIDE: Gardens to front and rear in lawn, side access with gate, barna shed, outside tap.



SPECIAL FEATURES

- Situated at the end of a Cul-de-sac.
- PVC double glazed windows.
- Gas fired central heating.
- Built-in wardrobes in 3 bedrooms.
- Recently completely renovated.
- Excellent location.
- Close to all amenities.
- Superb shopping closeby.
- Bus, train and motorway closeby.

INCLUSIONS:

Carpets, blackout blinds, integrated dishwasher, Electric double oven, 5 ring gas hob, extractor Hood, integrated fridge/freezer and barna shed.

SERVICES:

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

SOLICITOR: Robert Coonan, Bradfield House, Kilcullen.

PRICE: €239,500

BER: D1 BER NO: 100423979

CONTACT DETAILS:

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