

JORDAN



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FOR SALE BY PRIVATE TREATY



SUPERB EXTENDED 4 BED DETACHED RESIDENCE

**20 THE COURT,
LIFFEY HALL,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: €340,000



DESCRIPTION

“Liffey Hall ” is a modern residential development of semi-detached and detached homes, located just off the Athgarvan Road only a short walk from the Town Centre. Located in a cul de sac overlooking a large green area the property was constructed c. 2000 extending to c. 1,700 sq.ft. (158 sq.m.) of spacious family accommodation. This is an ideal family home offering generous accommodation in showhouse condition with maintenance free red brick/dashed exterior, PVC fascia/soffits, PVC woodgrain/white double glazed windows, gas fired central heating, cream fitted kitchen, built in wardrobes in 4 bedrooms, feature sunroom extension and landscaped gardens with paved patio and wooden deck.

Local amenities include leisure centres, fishing, canoeing, swimming, GAA, soccer, rugby, hockey, horseriding, golf and racing at the Curragh, Naas and Punchestown. Newbridge has a wealth of amenities with schools, pubs, restaurants, churches, post office, banks and shopping to include Penneys, T.K. Maxx, Tescos, Dunnes, Newbridge Silverware, Woodies, D.I.D. Electric and Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. The town has an excellent road and rail infrastructure with the M7 Motorway access at Junction 10 and 12 along with the bus route from town and a commuter rail service direct to the City Centre.



ACCOMMODATION:

Entrance Hall:	8.12m x 1.8m	With coving and solid beech floor
Toilet :		w.c., w.h.b., tiled floor
Sittingroom:	5.1m x 3.31m	With coving, wall lights, mahogany fireplace with cast iron inset, gas fire, solid beech floor and open plan to:
Diningroom:	3.24m x 3.21m	With solid beech floor, coving and French doors to:
Sunroom:	5.05m x 3.4m	With wood panel ceiling, recessed lights, tiled floor and French doors to garden.
Kitchen:	4.2m x 3.25m	With cream built in ground and eye level presses, tiled floor, s.s. sink unit, plumbed, Zanussi electric oven, gas hob, recessed lights, tiled surround, coving and extractor unit.
Utility:	2.31m x 2.11m	With tiled floor, plumbed, fitted presses and gas burner
Familyroom:	4.31m x 2.45m	With coving and fitted press



ACCOMMODATION CONT/D:

Upstairs:

Bedroom 1:	4.48m x 3.15m	With beech floor and range of built in wardrobes
Ensuite:		With w.c., w.h.b., shower and tiled floor
Bedroom 2:	4.28m x 3m	With range of built in wardrobes and beech floor
Hot Press:		Shelved with immersion
Bedroom 3:	3m x 2.88m	With range of built in wardrobes and beech floor
Bathroom:		With w.c., w.h.b., bath with shower attachment, pump shower, fully tiled floor and walls.
Bedroom 4:	3.05m x 2.15m	With range of built in wardrobes and beech floor



SPECIAL FEATURES

- Woodgrain/white PVC double glazed window.
- Gas fired central heating.
- Alarm.
- Built in wardrobes in 4 bedrooms.
- Sunroom extension to rear with under fascia lighting.
- Large cobble lock drive.
- Overlooking green area.
- Wooden deck and paved patio area.
- Redbrick/dashed exterior.
- PVC fascia/soffits.
- C. 1,700 sq.ft.
- Excellent condition throughout.

OUTSIDE:

Approached through cast iron gates to a large cobble loc drive and landscaped garden to front with shrubs and trees. Side access on both sides with gates to rear garden with paved patio area, wooden deck, flower beds, lawn, outside tap and power point.

INCLUSIONS:

Oven, hob, extractor, carpets, blinds and dishwasher

SERVICES:

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

SOLICITOR:

PRICE: € 340,000 BER: C3 NO: 109166538

CONTACT DETAILS:

Liam Hargaden
E: liam@jordancs.ie
M: 086-2569750

**VIEWING STRICTLY BY APPOINTMENT
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