

FOR SALE BY PRIVATE TREATY



SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE WITH CONVERTED GARAGE

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

GUIDE PRICE: €295,000



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. This is an end house situated in a quiet cul-de-sac of 20 houses overlooking a green area. The property was built c.2000 and extends to c.135 sq. m. (c.1,450 sq. ft.) of accommodation. This is an ideal family home offering well presented spacious accommodation with the benefit of gas fired central heating, maintenance free red brick/dashed exterior, hardwood/PVC double glazed windows, built-in wardrobes in 4 bedrooms, alarm, wooden deck and PVC fascias/soffits. 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:	4.95m x 1.74m	With tiled floor, coving and phone point.
Toilet:		With w.c., w.h.b., and tiled floor.
Sittingroom:	5.36m x 3.7m	With wooden surround fireplace, slate inset and hearth, coving, TV point and double doors leading to
Diningroom:	4.17m x 2.7m	With laminate floor and coving.
Kitchen/Diningroom:	5.53m x 4.2m	With tiled floor, built in ground and eye level presses, s.s. sink unit, coving, tiled surround, plumbed, electric oven, ceramic hob, extractor unit and French doors to garden.
Utility:		With tiled floor, plumbed, gas burner and fitted presses.
Familyroom:	4.53m x 2.38m	With oak floor and coving.



ACCOMMODATION CONT'D:

Upstairs:

Bedroom 1:	4.43m x 3.47m	With built in wardrobes and phone point.
Ensuite:		With w.c., w.h.b., electric shower.
Hotpress:		Shelved with immersion.
Bedroom 2:	3.51m x 2.8m	With wooden floor, built in wardrobes and shelving.
Bathroom:		With w.c., w.h.b., bath and electric shower.
Bedroom 3:	2.72m x 2.2m	With built in wardrobes and shelving.
Bedroom 4:	2.92m x 2.03m	With built-in wardrobes and shelving.

OUTSIDE: Gardens to front and rear mainly in lawn with a selection of trees and shrubs. Side access with gate, outside tap, wooden deck and Barna shed.



SPECIAL FEATURES

- Cul-de-sac location overlooking green area.
- Wooden/PVC double glazed windows.
- Gas fired central heating.
- Built-in wardrobes in all bedrooms.
- C. 135 sq. m. (c.1,450 sq. ft.)
- End house in cul-de-sac.
- Excellent location.
- Close to all amenities.
- PVC fascias and soffits.
- Maintenance free Red brick/dashed exterior.

INCLUSIONS:

Oven, hob, extractor, Barna shed, carpets, blinds, curtains, dishwasher, fridge, washing machine and dryer.

SERVICES:

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



SOLICITOR:

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PRICE: €295,000

BER: D1

BER NO: 109978189

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