



SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE

**20 THE CLOSE, CURRAGH GRANGE, NEWBRIDGE,
CO. KILDARE**

GUIDE PRICE: €240,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

20 THE CLOSE, CURRAGH GRANGE, NEWBRIDGE, CO. KILDARE

FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- Quiet cul-de-sac.
- South facing rear garden.
- c. 97.5 sq.m. (c. 1,050 sq.ft.)
- Built in wardrobes in two bedrooms.
- 3 bedrooms and 3 baths.
- Fully alarmed.

DESCRIPTION

Curragh Grange is a modern residential development of semi-detached and detached homes located between the Green Road and the Athgarvan Road, only a short walk from the town centre. Situated in a cul-de-sac in the development built in 2004 by Ballymore Properties, the development boasts a neighbourhood centre with Centra Convenience Store, Pharmacy and Hairdressers. The house is presented in excellent condition throughout containing c. 97.5 sq.m. (c. 1,050 sq.ft.) of accommodation with PVC double glazed windows, gas fired central heating, built in wardrobes in two bedrooms and south facing rear garden with paved patio area.

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. Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, 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.

ACCOMMODATION:

Entrance Hall: 4.75m x 1.8m
With oak floor and understairs storage.

Toilet:
With w.c. and w.h.b. and oak floor.

Sittingroom: 4.73m x 3.6m
Into bay window, oak floor, sandstone fireplace with slate insert and hearth. Double doors leading to:

Kitchen/Diningroom: 5.55m x 4.23m
With built-in ground and eye level presses, tiled floor, s.s. sink unit, plumbed, Electrolux electric oven, ceramic hob, extractor unit, gas burner and patio doors to rear garden.

Upstairs:

Bathroom:
Bath with shower attachment, electric shower, w.c., w.h.b., fully tiled floor and walls.

Hotpress:
Shelved with immersion.

Bedroom 1: 4.62m x 2.88m.
Into bay window, laminate floor and range of built-in wardrobes.

Interconnecting ensuite:
With w.c., w.h.b., double shower, fully tiled floor and walls.

Bedroom 2: 3.4m x 3.2m.
With double built-in wardrobes, wooden floor.

Bedroom 3: 2.96m x 2.37m

OUTSIDE:

Concrete drive to front, gardens to front and rear mainly in lawn with paved patio area. Side access with gate, 2 storage sheds and a selection of trees and shrubs.

SERVICES:

Mains water, mains drainage, refuse collection, gas fuel central heating and fully alarmed.

INCLUSIONS:

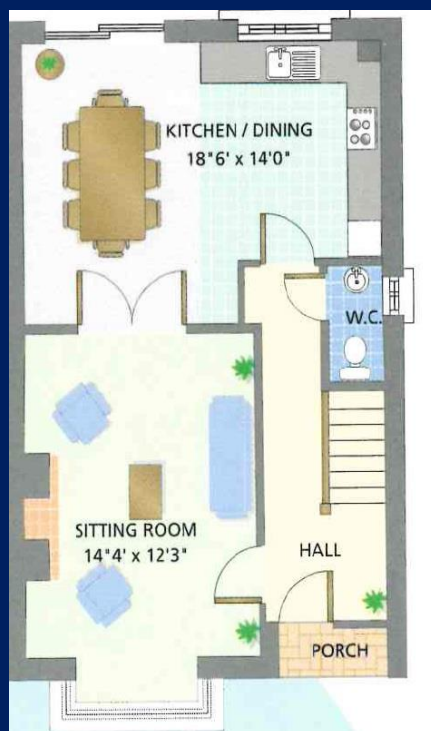
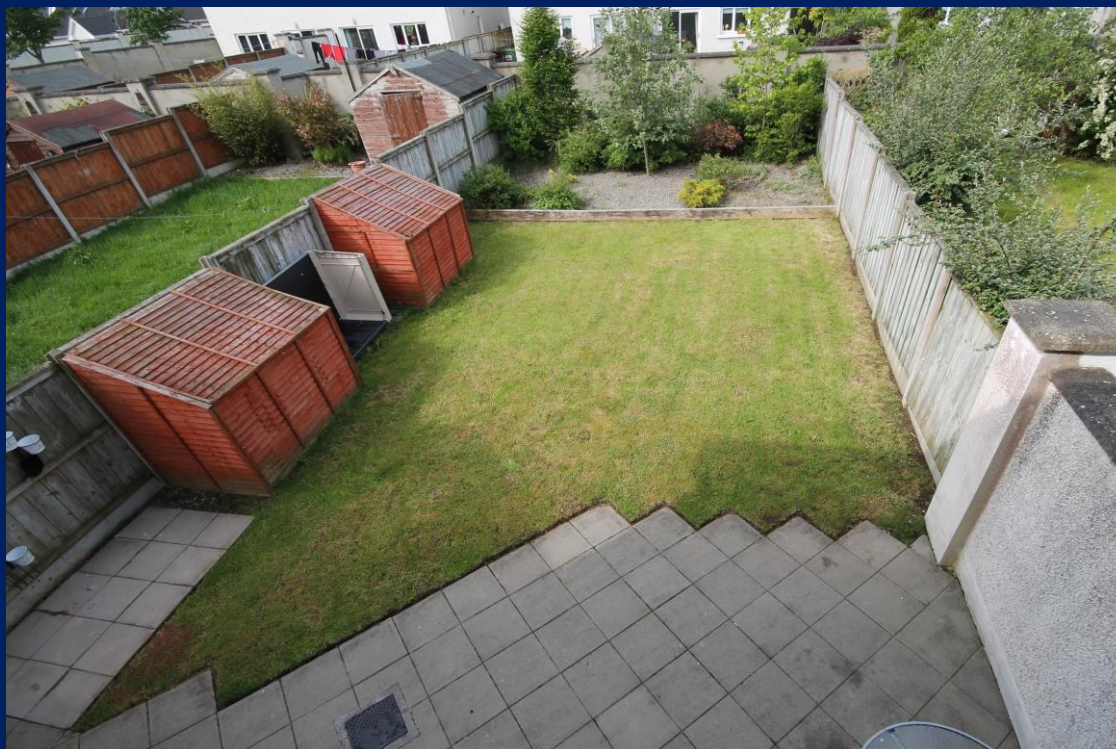
Carpets, blinds, light fittings, oven, hob, extractor and curtains.

BER: C2

SOLICITOR:

Burns Nowlan, Newbridge, Co. Kildare





For Identification purposes only

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**VIEWING STRICTLY BY
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