

**FOR SALE**

By Private Treaty



**35 The Hall, Curragh Grange, Newbridge, Co. Kildare W12 YW32**

**GUIDE PRICE: € 450,000**



**1,459 sq.ft.**



**JORDAN**

## 4 BEDROOM DETACHED DORMER BUNGALOW

Jordan Auctioneers are delighted to present this impressive four-bedroom detached family residence, ideally positioned in a quiet cul de sac within the highly sought-after Curragh development. Built by Ballymore in 2004, this modern residential enclave comprises a mix of attractive semi-detached and detached homes. The location is exceptionally convenient, being within a short stroll of the Green Road and Athgarvan Road, within a short stroll of Newbridge Town Centre and renowned Curragh Plains — c. 4,500 acres of open parkland perfect for walking, running and cycling. The development also benefits from a neighbourhood centre with convenience shop, pharmacy, hair salon and medical practice on the doorstep.

Extending to approximately 135.5 sq.m. (1,458 sq.ft.), the property offers bright, well-proportioned accommodation presented in good condition throughout. Features include gas-fired central heating, PVC double glazed windows, four generous bedrooms, three bathrooms and a private rear garden that is not overlooked.

The ground floor comprises a welcoming entrance hall with tiled flooring, leading to a spacious sitting room featuring a bay window, solid oak flooring and a raised inset gas fire. To the rear, the kitchen/dining room is fitted with a modern high-gloss kitchen, integrated appliances and tiled flooring, with French doors opening to the rear garden. A utility room is located just off the kitchen, while two double bedrooms and a shower room complete the ground floor accommodation. Upstairs, there are two further double bedrooms, both benefiting from ensuite bathrooms.

Outside, the landscaped south-facing rear garden provides a private and peaceful setting, complete with paved patio area, mature trees and shrubs, a Barna shed and the advantage of not being overlooked.

Newbridge is a thriving provincial town offering excellent educational, recreational and shopping facilities. Retail options include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Newbridge Silverware and the Whitewater Shopping Centre with over 75 retail outlets, food court and cinema. Kildare Village Retail Outlet is also just a 10-minute drive away.

A wide range of sporting and leisure amenities are available locally, including GAA, soccer, hockey, athletics, basketball, swimming, horse riding, fishing, canoeing, golf, gyms, leisure centres and racing at the Curragh, Naas and Punchestown.



## Accommodation

### Entrance Hall (19.03ft x 6.56ft / 5.80m x 2.00m)

With tiled floor and recessed lights.

### Sitting Room (16.40ft x 12.24ft / 5.00m x 3.73m)

Into bay window with solid oak floor and raised insert gas fire.



### Kitchen/Dining Room (28.35ft x 10.27ft / 8.64m x 3.13m)

With high gloss built in ground and eye level presses, granite worktops/splashback, 5 ring Neff gas hob, Neff double oven, extractor, Neff microwave, integrated fridge/freezer, Neff integrated dishwasher, tiled floor and patio doors leading to rear garden.

### Utility Room

s.s. sink unit, plumbed, gas burner, fitted presses and tiled floor.

### Shower Room

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



### Bedroom 3 (10.83ft x 10.66ft / 3.30m x 3.25m)

With solid oak floor.

### Bedroom 4 ((10.83ft x 9.45ft / 3.30m x 2.88m)

With built-in wardrobes and solid oak floor.

### First Floor

### Bedroom 1 (14.53ft x 13.29ft / 4.43m x 4.05m)

With eave storage, range of built-in wardrobes and oak floor.

### En-suite

w.c., vanity w.h.b., press, bath with electric shower over and fully tiled floor and walls.



### Hotpress

Shelved with timed immersion.

### Bedroom 2 (13.29ft x 10.50ft / 4.05m x 3.20m)

With oak floor and range of built-in wardrobes.

### En-suite 2

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

## Features

- PVC double glazed windows
- Gas fired central heating
- High gloss fitted kitchen with granite worktops/splashback
- Electric Car Charger
- PVC fascia/soffits
- Southwest facing rear garden not overlooked
- c. 135.5 sq.m. (c. 1,458 sq.ft.) of accommodation
- Quiet cul de sac
- Neighbourhood centre with convenience store, hairdresser, pharmacy and doctors
- Excellent educational, recreational and shopping facilities closeby
- Superb transportation links with bus, train and motorway

## Inclusions

TBC

## Outside

Approached by driveway to front with gardens to front and rear with lawns, flowerbeds, trees, shrubs, paved patio area, side access on both sides of house, Barna shed, southwest facing rear garden.

## Services

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

## Negotiator | Liam Hargaden

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## Viewings

Strictly by Appointment with Agent.



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