

FOR SALE

BY PRIVATE TREATY

**39 The Crescent
Curragh Grange
Newbridge
Co. Kildare
W12XN96**



Three Bedroom Semi Detached
c.72.9q.m /985.sq.ft

BER TBC

Price: €235,000

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this superb three bedroom semi-detached family home to the market. This property is located in the extremely popular residential development The Crescent Curragh Grange. Located just off Green Road a short stroll away from the bustling town centre you will be spoilt for choice with the local shops and restaurants. Built in 2004 by Ballymore Properties, the area boasts a number of amenities such as a pharmacy, local Centra store and hairdressers, along with White water centre and Kildare village a stones throws away. The location and ease of access to the motor way makes this property a commuters dream! No 39. Is a beautifully presented family home which comprises of large gardens not overlooked to the front and rear of the property , also equipped with a side gate entrance. Internal living accommodation comprises of C 985 sqft with Entrance hall, leading into a large and bright lounge with double doors accessing the dining/ kitchen area. Fully fitted tiled kitchen. First floor boasts a large master bed room with access to the jack and gill style en-suite, second bedroom to the rear of the property and double room to the front & family bathroom with electric shower. This property is beautifully presented to the market and will generate massive interest with all buyers due to the size and location! Be sure to contact Ray Cooke Auctioneers to arrange a viewing!

FEATURES

- C. 985sq ft
- Gas fired central heating
- PVC double glazing windows
- Bay window in lounge and master bathroom
- "Jack and Jill" style en-suite between master bed room and second double room
- Off street parking in front garden
- Gated side entrance
- Large private garden to the rear
- Built in wardrobes in each bed room
- Central location



ACCOMMODATION

ENTRANCE HALL

17'7"x5'9"(5.4mx1.8m)

Semi solid oak floor, access to living and kitchen areas, carpet to floor on stairs and landing.

LIVING ROOM

17'7"x11'8"(5.4mx3.6m)

Oak semi floor, access to kitchen, bay window, large fireplace.



KITCHEN

18'0"x12'7"(5.5mx3.9m)

Tiled floor, with fully fitted kitchen and access to garden.

WC

18'0"x12'7"(5.5mx3.9m)

Under stairs ground floor.



BEDROOM 1 MASTER

9'38"x15'5"(2.86mx4.75m)

Carpet to floor built in wardrobes, access to en-suite with shower, large bay window.

BEDROOM 2

10'5"x11'08"(3.21mx3.38m)

Carpet to floor, built in wardrobes, access to en suite.



BEDROOM 3

7'7"x9'6"(2.37mx2.94m)

Carpet to floor, built in wardrobes.

MAIN BATHROOM

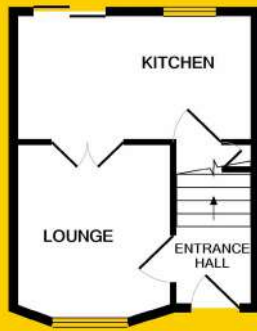
5'83"x4'5"(1.78m1.4m)

Tiled floor and walls, w.c,whb, electric shower and bath.

OUTSIDE REAR GARDEN

Circa 20ft not over





GROUND FLOOR



1ST FLOOR

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

Alternatively you can send an email to ross@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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