

FOR SALE BY PRIVATE TREATY



SEMI-DETACHED 3 BEDROOM RESIDENCE WITH GARAGE AND LARGE SITE

**26 THE HEATH,
LIFFEY HALL,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: €250,000

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. Located in a cul-de-sac at the rear of the development adjacent to a large green area. The property was built c.2,000 and extends to c.119 sq. m. (c.1,281 sq. ft.) of accommodation with the benefit of gas fired central heating, hardwood/PVC double glazed windows, integrated garage, wooden deck, south facing rear garden, built-in wardrobes in 3 bedrooms and large site. 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:	4.78m x 1.72m	With coving and understairs storage.
Toilet:		With w.c. and w.h.b.
Sittingroom:	5.22m x 3.38m	With fireplace, laminate floor, coving and double doors leading to
Kitchen/Diningroom:	5.78m x 5.27m	With laminate floor, French doors to rear garden and wooden deck, coving, built-in ground and eye level presses, s.s. sink unit, tiled surround, electric oven, electric hob and extractor unit.
Utility:	3.03m x 2.41m	Plumbed with gas burner and fitted presses.
Garage:	5.42m x 2.41m	



ACCOMMODATION CONT'D:

Upstairs:

Bedroom 1:	3.5m x 3.31m	With built-in wardrobes.
Ensuite:		With w.c., w.h.b. and electric shower.
Bedroom 2:	4.25m x 3.05m	With built-in wardrobes.
Bedroom 3:	2.66m x 2.1m	With built-in wardrobes.
Bathroom:		With bath, w.c. and w.h.b.

OUTSIDE: Side access, wooden deck, south facing rear garden. Gardens to front and rear mainly in lawn. Outside shed and tree house.



SPECIAL FEATURES

- Cul-de-sac adjacent to a large green area.
- Wooden/PVC double glazed windows.
- Gas fired central heating.
- Built-in wardrobes in 3 bedrooms.
- Large wooden deck to rear.
- C.119 sq. m. (c.1,281 sq. ft.)
- Large site.
- Excellent location.
- Close to all amenities.

INCLUSIONS:

Carpets, blinds, oven, hob and extractor.

SERVICES:

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



SOLICITOR: Coughlan White, Newbridge.

PRICE: €250,000

BER: D1 BER NO: 109077966

CONTACT DETAILS:

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