



SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE

92 THE CLOSE, CURRAGH GRANGE, NEWBRIDGE, CO. KILDARE, W12 KP74

GUIDE PRICE: € 295,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**92 The Close, Curragh Grange,
Newbridge, Co. Kildare, W12 KP74**

DESCRIPTION:

Curragh Grange is a modern residential development of semi-detached and detached homes located just off the Green Road only a short walk from the Curragh Plains and Town Centre. Built in 2004 by Ballymore Properties, the development boasts a neighbourhood centre with a Centra Convenience Store, Pharmacy and Hairdressers.

No. 92 is overlooking a green area to the front, with gardens to front and rear mainly in lawn and paved patio area. The house is in good condition throughout containing c. 146 sq.m. (c. 1,570 sq.ft.) of generous accommodation with features including PVC double glazed windows, gas fired central heating, beech fitted kitchen and built in wardrobes in 4 bedrooms. This is an ideal family home within easy access of all the amenities and only a short walk from the Town Centre.

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Ballymany, bus route available from the Town Centre and commuter rail service direct to Heuston Station. Newbridge offers a wealth of amenities including restaurant, pubs, boutiques and superb shopping with Penneys, Dunnes Stores, Tesco's, TK Maxx, Newbridge Silverware, Lidl and the Whitewater Shopping Centre.

ACCOMMODATION:

Hallway 4.73m x 1.83m
with tiled floor and understairs storage

Sitting Room 4.55m x 3.80m
laminated floor, coving, Sandstone fireplace and double doors leading to:

Family Room 5.23m x 3.18m
with laminated floor

Kitchen/Dining 7.80m x 3.15m ()
tiled floor, beech built in ground and eye level presses, ss sink unit, plumbed, breakfast bar, patio doors, gas hob, extractor, electric double oven.

Utility Room
plumbed ss sink unit, fitted presses and tiled floor

Toilet w.c., w.h.b., tiled floor

UPSTAIRS:

Bedroom 1 3.80m x 3.56m
range of cherry built in wardrobes, laminated floor

En-Suite 1
w.c., w.h.b., double shower and tiled floor

Bedroom 2 4.45m x 3.30m
with laminated floor and built in wardrobes

Bedroom 3 3.20m x 2.22m
with laminated floor and built in wardrobes

Bedroom 4 3.95m x 3.32m ()

Bathroom
w.c., w.h.b., bath with shower attachment, fully tiled floor and walls

Hotpress shelved with immersion

OUTSIDE:

Approached by a concrete drive to front to accommodate 2 cars, gardens to front and rear mainly in lawn with paved patio area, outside tap and side access with gate.

SERVICES:

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

BER: C3

BER NO: 112699566

SOLICITOR:

Mark Murphy, Murphy Gibbons,
Main Street, Newbridge, Co. Kildare

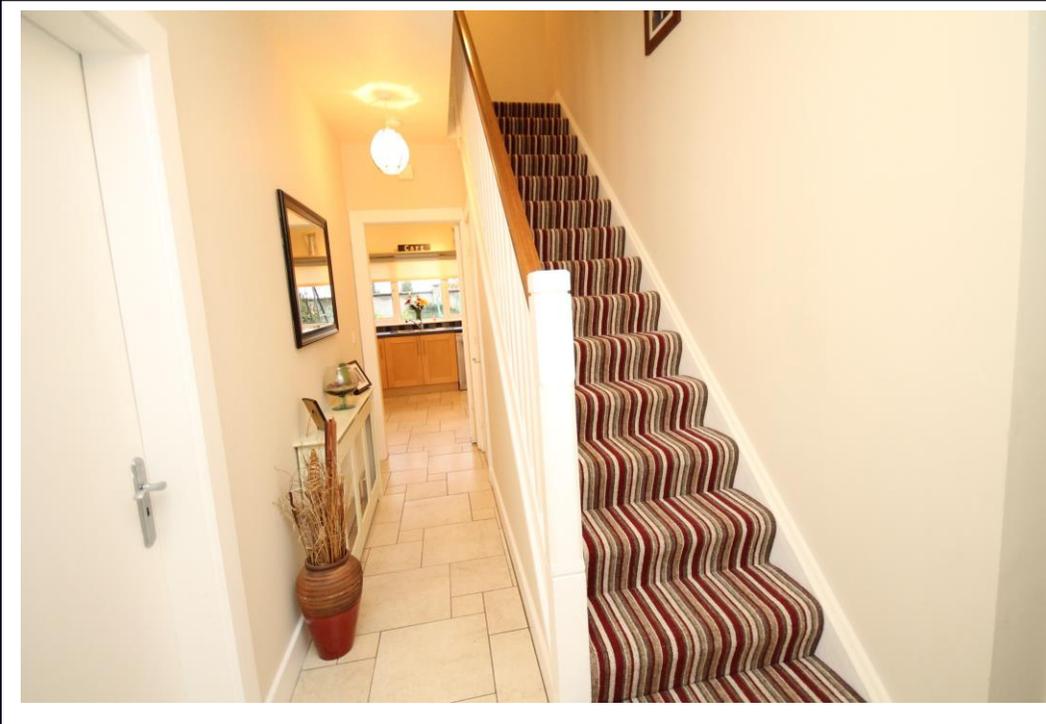
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VIEWING STRICTLY BY APPOINTMENT





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