



SUPERB DETACHED 4 BEDROOM RESIDENCE

53 THE HALL, CURRAGH GRANGE, NEWBRIDGE,
CO. KILDARE

GUIDE PRICE: €315,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

53 THE HALL, CURRAGH GRANGE,
NEWBRIDGE, CO. KILDARE

FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- Security alarm.
- End of a cul-de-sac.
- Overlooking a large green area.
- c.1,570 sq. ft. (c.145.8 sq. m.) of accommodation.
- Adjacent to a neighbourhood centre with convenience store, pharmacy and hairdressers.

DESCRIPTION

Curragh Grange is a modern residential development of semi-detached and detached homes located just off the Green Road and Athgarvan Road only a short walk from the town centre. Situated at the end of a quiet cul-de-sac in the development, built by Ballymore Properties in 2005 the development boasts a neighbourhood centre with Centra Convenience Store, Pharmacy and Hairdressers. The house is presented in excellent condition throughout containing c.145.8 sq. m (c.1,570 sq. ft.) of accommodation with gas fired heating, PVC double glazed windows, gas insert stove, garage suitable for conversion and large end site. .

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, Tesco, 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:

Porch: with sliding patio door and tiled floor.

Hall: 4.67m x 1.88m
With cloak closet.

Sittingroom: 4.4m x 3.7m
Sandstone fireplace, gas fire, recessed lights and double doors leading to

Kitchen/Diningroom: 7.7m x 3.27m

With patio doors to rear, cream built-in ground and eye level presses, Whirlpool ceramic hob, Belling extractor unit, Belling electric double oven, Whirlpool integrated fridge freezer, plumbed, tiled surround and breakfast counter.

Utility:

Plumbed, s.s. sink unit, fitted press and boiler unit.

Toilet:

w.c., w.h.b. and fitted press.

Garage: 5.2m x 3.27m

With roll up door.

Upstairs:

Bedroom 1: 3.84m x 3.53m

With range of built-in wardrobes.

Ensuite:

W.c., w.h.b. and double shower.

Hotpress:

Shelved with immersion.

Bedroom 2: 4.42m x 3.29m

With built-in wardrobes.

Bathroom:

W.c., w.h.b., bath with shower attachment and tiled surround.

Bedroom 3: 4.3m x 3.2m

With recessed lights, shelving and fitted press.

Bedroom 4: 3.2m x 2.28

With built-in wardrobes.

OUTSIDE:

Situated on an end site with larger garden mainly in lawn with flower beds, shrubs, trees, paved patio area, outside tap and side access on both sides of house with gates.

SERVICES:

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

INCLUSIONS:

Oven, hob, extractor, fridge freezer, carpets, blinds, light fittings, washing machine, dishwasher and dryer.

BER: C3

SOLICITOR:

Myles C. Murphy, Gouldsbury House, Newbridge, Co. Kildare





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VIEWING STRICTLY BY APPOINTMENT
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