



SUPERB SEMI DETACHED 3 BEDROOM RESIDENCE



140 Rathcurragh, Green Road, Newbridge,
Co. Kildare, W12 D952

JORDAN 

PSRA Reg No. 001536

Guide Price: € 235,000

FOR SALE BY PRIVATE TREATY

140 Rathcurragh, Green Road, Newbridge, Co. Kildare, W12 D952

FEATURES:

- Dual gas fired and solid fuel central heating.
- PVC double glazed windows.
- Walled in south facing rear garden with covered patio area and barna shed.
- Solid fuel stove (Back Boiler)
- Built in wardrobes in 3 bedrooms.
- c. 97 sq.m. (1,050 sq.ft.) of accommodation.
- Outside tap and power point.

DESCRIPTION:

Jordan Auctioneers are delighted to offer this fine three bedroom home to the market. Rathcurragh is a residential development of mainly semi detached homes situated on the Green Road only a short walk from both the town centre and Curragh plains, ideal for leisurely walks. The property was built c. 1996 containing c. 97 sq.m. (1,050 sq.ft.) of accommodation with the benefit of dual gas fired and solid fuel central heating, PVC double glazed windows, solid fuel stove, built in wardrobes in 3 bedrooms and walled in south facing rear garden with covered patio area and barna shed. The town has the benefit of a good road and rail infrastructure with the bus route available from the Green road, M7 motorway access at Junction 12 and bus route from town direct to the City Centre. Newbridge offers an excellent array of schools, restaurants, pubs, recreational and shopping facilities including the Whitewater Shopping Centre with 75 retail outlets, food court and cinema along with Penneys, Dunnes Stores, Tesco, TK Maxx, Lidl, Newbridge Silverware to name but a few.

ACCOMMODATION:

Entrance Hall 5.15m x 1.90m (16.90ft x 6.23ft)

Laminate flooring, coving and understairs storage.

Toilet

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

Sitting Room 5.28m x 3.30m (17.32ft x 10.83ft)

Coving, laminate floor, stove, mahogany surround fireplace with marble inset and hearth. Double doors leading to kitchen/dining.

Kitchen/Dining 5.33m x 3.65m (17.49ft x 11.98ft)

Cream built in ground eye level presses, tiled floor and surround, plumbed, s.s. sink unit, Samsung electric oven, Samsung ceramic hob, gas burner and patio doors to covered patio area.

UPSTAIRS:

Bathroom

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

Bedroom 1 4.55m x 3.50m (14.93ft x 11.48ft)

Built in wardrobes, ensuite, w.c., w.h.b., shower, tiled floor and heated towel rail.

Bedroom 2 3.92m x 2.78m (12.86ft x 9.12ft)

Built in wardrobes.

Bedroom 3 2.65m x 2.50m (8.69ft x 8.20ft)

Laminate floor and built in wardrobes.

Hotpress

Shelved with immersion.

OUTSIDE:

Concrete drive to front to accommodate 2 cars, side access with gate leading to walled in south facing rear garden in lawn with covered patio area, 2 barna sheds, outside tap and power point.

SERVICES:

Mains water, mains drainage, refuse collection, dual gas fire/solid fuel central heating.

INCLUSIONS:

Oven, hob, extractor, fitted carpets, blinds, light fittings and 2 barna sheds.

BER: C3

BER NO: 106835093





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