



## SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE

18 THE CRESCENT, CURRAGH GRANGE, NEWBRIDGE,  
CO. KILDARE

GUIDE PRICE: €249,500



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

18 THE CRESCENT, CURRAGH GRANGE,  
NEWBRIDGE, CO. KILDARE

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### FEATURES:

- PVC double glazed windows.
- Gas fired central heating.
- Alarm.
- Built-in wardrobes in 3 bedrooms.
- Oak floors downstairs.
- Modern cream fitted kitchen.
- Large rear garden not overlooked.
- Paved patio area and wooden deck.
- c.1,050 sq. ft. (c.97.5 sq. m.).

### DESCRIPTION

Jordan Auctioneers are delighted to offer this superb 3 bedroom semi-detached home situate in a quiet cul-de-sac. 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 in town centre. Built in 2004 by Ballymore Properties the development boasts a neighbourhood centre with Centra Convenience Store, Pharmacy and Hairdressers. No 18 contains c.1,050 sq. ft. (c.97.5 sq. m.) of accommodation presented in excellent condition throughout with PVC double glazed windows, gas fired central heating, cream fitted kitchen, built-in wardrobes in 3 bedrooms, wooden deck, paved patio area, partial oak floors and large rear garden not overlooked.

### 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's, 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:

Entrance Hall: 4.78m x 1.75m  
With oak floor and recessed lights.

Toilet:  
With w.c., w.h.b. and tiled floor.

Sittingroom: 5.03m x 3.63m

Into bay window, oak floor, polished sandstone fireplace with slated insert and hearth. Double doors leading to:

Kitchen/Diningroom: 5.55m x 3.87m

With cream built-in ground and eye level presses, s.s. sink unit, plumbed, electric hob, extractor, Zanussi double oven, oak floor, recessed lights, tiled surround and patio doors to rear garden.

*Upstairs:*

Bathroom:

Bath with shower attachment, w.c., w.h.b., recessed lights and fully tiled floor and walls.

Hotpress:

Shelved with immersion.

Bedroom 1: 4.57m x 2.96m.

Into bay window, wall lights, range of built-in wardrobes and recessed lights.

Interconnecting ensuite:

w.c., w.h.b., recessed lights, double electric shower and fully tiled floor and walls.

Bedroom 2: 3.2m x 3.14m.

With double built-in wardrobes.

Bedroom 3: 2.94m x 2.27m

With built-in wardrobes.

### OUTSIDE:

Approached by a concrete drive to front, side access with gate to large rear garden not overlooked, mainly in lawn with paved patio area, wooden deck, barna shed and outside tap.

### SERVICES:

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

### INCLUSIONS:

Carpets, blinds, light fittings, oven, hob, extractor and barna shed.

BER: C2

### SOLICITOR:

David Powderly & Company, Solicitors, The Square,  
Kilcock, Co. Kildare.









## CONTACT:

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