



SUPERB DETACHED 4 BEDROOM DORMER BUNGALOW

27 THE HALL, CURRAGH GRANGE, NEWBRIDGE, CO. KILDARE W12 D858

GUIDE PRICE: € 380,000



PSRA Reg. No. 001536

**27 The Hall, Curragh Grange, Newbridge,
Co. Kildare W12 D858**

FEATURES:

- * PVC double glazed windows
- * Gas fired central heating
- * c. 131 sq.m. (c. 1,410 sq.ft.) of accommodation
- * Overlooking a green area
- * Adjacent to neighbourhood centre with convenience store, pharmacy, doctor and hairdressers
- * Easy access of the good road and rail infrastructure with train, bus and motorway
- * Only a short walk from the town centre

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. Built in 2005 by Ballymore Homes overlooking a green area, the development has the benefit of a neighbourhood centre with Centra convenience store, doctor, pharmacy and hairdressers. The house contains c. 131 sq.m. (c. 1,410 sq.ft.) of accommodation with the benefit of gas fired central heating, PVC double glazed windows, built in wardrobes in 3 bedrooms, cream fitted kitchen, mostly oak floors downstairs and south facing rear garden with paved patio area.

The town has the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Ballymany Junction 12, bus route available from the Green Road and commuter rail service from town direct to the City Centre either Grand Canal Dock or Heuston Station. Newbridge offers a wealth of facilities with schools, churches, restaurants, pubs and superb shopping with such retailers as Penneys, TK Maxx, Tesco's, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, Woodies, DID Electrical and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive offering designer clothing at discounted prices.

ACCOMMODATION:

Entrance Hall: 5.80m x 1.26m
with oak floor.

Sitting Room: 5.15m x 3.75m
with oak floor, recessed lights, bay window and stonefaced fireplace.

Kitchen/Dining: 8.60m x 3.20m
oak floor, cream built in ground and eye level presses, Belfast sink unit, integrated dishwasher, tiled surround and patio doors leading to rear garden.

Toilet:
w.c., w.h.b., tiled floor and storage press.

Bedroom 3: 3.26m x 3.25m
with built in wardrobes and oak floor.

Bedroom 4: 3.26m x 2.89m
with built in wardrobes and oak floor.

Utility Room:
tiled floor and plumbed.

UPSTAIRS

Bedroom 1: 4.50m x 4.50m
with double built in wardrobes.

En-Suite:
w.c., w.h.b., corner electric shower, tiled floor and surround.

Bathroom:
w.c., w.h.b., bath with shower attachment, over bath shower, tiled floor and surround.

Bedroom 2: 4.53m x 3.20m
with wooden floor.

OUTSIDE:

Approached by a tarmacadam drive to front with side access on both sides of house, leading to south facing rear garden in lawn with paved patio area and outside tap. Overlooking a green area.

SERVICES:

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

INCLUSIONS:

TBC

AMENITIES:

Local sporting activities include rugby, GAA, soccer, hockey, basketball, athletics, canoeing, horse riding, golf, leisure centres and racing in the Curragh, Naas and Puncchestown.

SOLICITOR:

TBC

BER: C2

BER NO: 115015018

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