



**MODERN SEMI-DETACHED 3 BEDROOM  
RESIDENCE IN SHOWHOUSE  
CONDITION**

**25A CROTANSTOWN GRANGE, GREEN  
ROAD, NEWBRIDGE, CO. KILDARE, R56  
XR68**

**Guide Price: € 315,000**

**BER**

**B3**

**JORDAN** 

PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**25A Crotanstown Grange, Green Road,  
Newbridge, Co. Kildare, R56 XR68**

### FEATURES:

- \* Acrylic Kitchen by Leinster Kitchen Studio with Belfast sink.
- \* Gas fired central heating.
- \* Double glazed windows.
- \* PVC fascia/soffits.
- \* High energy efficiency
- \* c. 132.5 sq.m. (c. 1,426 sq.ft.) plus attic conversion (Circa 12 sq.m).
- \* Wool carpets.
- \* Chrome sockets and switches throughout.
- \* In showhouse condition.
- \* Sought after location on the Green Road.

### DESCRIPTION:

“Crostanstown Grange” is a modern residential development of semi-detached and detached homes. Situated just off the Green Road only ¼ mile from the world famous Curragh Plains ideal for leisurely walks or running. This is a sought after development with large open space within walking distance of the Town Centre and adjacent to Educate Together and Gaelscoil schools. The proximity of the M7 Motorway access at Junction 12 is of great benefit to commuters along with the train service in town and bus route from the Green Road.

No. 25A is a spacious semi-detached energy efficient home built in 2010 extending to c.132.5 sq. m. (c.1,426 sq. ft.) of well proportioned accommodation finished to an exceptionally high standard with a host of extras. Features include gas fired central heating, extensive storage space, Leinster Kitchen Studios acrylic kitchen, Fully integrated Neff Kitchen, double glazed windows and landscaped rear garden.

Tesco, Dunnes Stores, T.K. Maxx, Penneys, Newbridge Silverware, Lidl, Supervalu, D.I.D. Electric, Woodies and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

### AMENITIES:

GAA, rugby, horse riding, fishing, canoeing, basketball, hockey, soccer, leisure centres, swimming, golf, racing in the Curragh, Naas and Punchestown.

### ACCOMMODATION:

**Hallway** 4.80m x 2.12m  
With porcelain tiled floor, recessed lights and understairs sliderobe storage units.

**Toilet**  
W.c., w.h.b., fully tiled, heated towel rail, vanity unit.

**Sitting Room** 5.60m x 4.08m  
Laminate floor and Sandstone fireplace with cast iron inset.

**Kitchen/Dining** 5.06m x 4.74m  
With porcelain tiled floor, recessed lights, built in ground and eye level Acrylic presses, Belfast sink with dishwasher attachment, Quartz window cill, Neff 5 ring gas hob, Neff extractor, Neff electric oven with hide and slide door, Neff integrated coffee machine, Neff integrated microwave, double doors leading to paved patio area.

**Utility Room**  
With porcelain tiled floor, built in ground and eye level presses and Neff integrated fridge/freezer

### UPSTAIRS:

**Bedroom 1** 6.34m x 5.20m  
With wool carpet, recessed lights, tiled feature wall and walk-in wardrobe.

**En-Suite**  
Fully tiled, w.c., w.h.b., vanity unit, shower, mirror with light

**Bathroom**  
Fully tiled, vanity unit, w.c., w.h.b and bath with shower attachment

**Bedroom 2** 3.34m x 2.85m  
Wool carpet

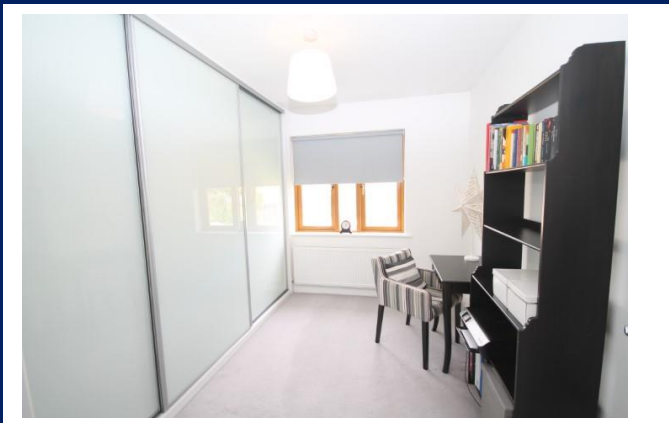
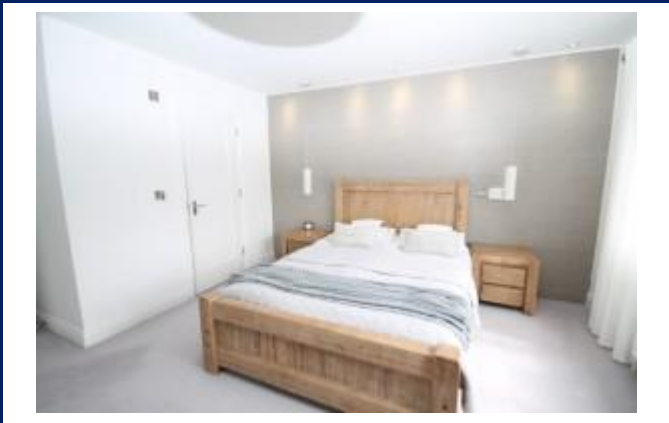
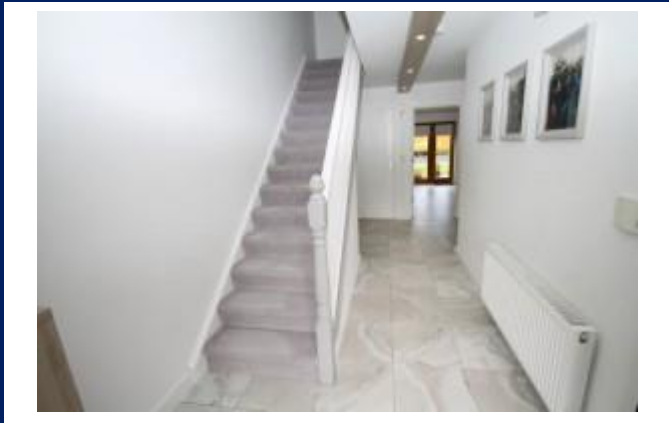
**Bedroom 3** 4.00m x 2.86m  
Wool carpet and sliderobes

**Hotpress**  
Shelved with immersion

**Attic Space** 4.00m x 3.00m  
With 2 velux windows and recessed lights

### OUTSIDE:

Approached by a cobble loc drive to front, side access with gate, landscaped rear garden, outside tap, insulated shed with tiled floor and stone patio.





**SERVICES:**

Mains water, mains drainage, gas heating, refuse collection and alarm

**INCLUSIONS:**

Carpets, blinds, shed, gas hob, extractor, electric oven, integrated coffee maker, integrated microwave and fridge/freezer.

BER: B3

BER NO:

SOLICITOR: McCormack Solicitors, McElwain Terrace, Newbridge, Co. Kildare

CONTACT: Mark Neylon M: 085-1226720 T: 045-433550 E: [mark@jordancs.ie](mailto:mark@jordancs.ie)

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**



Edward Street, Newbridge,  
Co. Kildare.

T: 045-433550

[www.jordancs.ie](http://www.jordancs.ie)

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