



**SUPERB 4 BEDROOM SEMI-DETACHED RESIDENCE**

**14 THE CRESCENT, LIFFEY HALL, NEWBRIDGE, CO. KILDARE, W12 KD43**

**GUIDE PRICE: € 349,500**



**PSRA Reg. No. 001536**

## 14 The Crescent, Liffey Hall, Newbridge, Co. Kildare, W12 KD43

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### DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb 4 bedroom semi-detached residence to the market which is presented in very good condition throughout and must be viewed to be appreciated.

Liffey Hall is a modern residential development of semi-detached and detached homes located just off the Athgarvan Road only a short walk from the Town Centre. Built approx. 20 years extending to c. 117 sq.m. (c. 1,260 sq.ft.) of accommodation with the benefit of triple glazed PVC windows to front with composite front door, triple glazed French door in kitchen, gas fired central heating from an upgraded gas burner, PVC fascia/soffits, maintenance free red bricked/dashed exterior. On entering the house you have an entrance hall with understairs storage and guest toilet, on the right of the hallway you have your sitting room with double doors leading into a kitchen/dining with fitted kitchen units and french doors leading to rear garden. Off the kitchen there is a utility with access to rear garden, also on the ground floor is bedroom 4 or alternatively it could be used as an additional family room. Upstairs there are 3 bedrooms all with built-in wardrobes, main bedroom ensuite and family bathroom. This is an ideal family home in a nice quiet cul de sac and sought-after development close to Town.

Newbridge has developed into an ideal commuter destination with excellent educational, recreational and shopping facilities at hand including such retailers as Dunnes Stores, Tesco, Lidl, Aldi, TK Maxx, Penneys, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. Local sporting activities include GAA, rugby, soccer, hockey, basketball, swimming, fishing, canoeing, golf, horse riding, horse riding and horse racing in the Curragh, Naas and Punchestown. The Town has the benefit of an excellent road and rail infrastructure with the bus, M7 motorway at Junction 12 and train service from Town direct to the City Centre either Grand Canal Dock or Heuston Station.

### ACCOMMODATION:

Entrance Hall : 5.35m x 1.74m  
With tiled floor, coving and understairs storage.

Sitting Room : 5.81m x 3.37m  
With coving, fireplace with cast iron inset and double doors leading to;

Kitchen/Dining Room : 5.29m x 5.78m  
(L-Shaped) with Tiled floor, coving, built-in ground and eye level presses, 4 ring gas hob, plumbed, s.s. sink unit, gas burner, tiled surround, electric double oven and triple glazed French door to rear garden.

Utility Room : 3.15m x 2.30m  
With built-in presses, tiled floor, plumbed and door to rear garden

Bedroom 4 / Family Room: 5.27m x 3.30m  
With coving.

Guest WC :  
w.c., w.h.b. and tiled floor.

#### Upstairs

Bedroom 1 : 3.73m x 3.17m  
With built-in wardrobes.

En-suite :  
w.c., w.h.b. and electric shower.

Bathroom :  
w.c., w.h.b., bath with shower attachment.

Hotpress :  
Shelved with immersion.

Bedroom 2 : 3.42m x 3.07m  
With wooden floor and built-in wardrobes.

Bedroom 3 : 2.87m x 2.11m  
With built-in wardrobes.

### OUTSIDE:

Garden to front and rear, side access with gate, outside tap, 2 paved patio areas, sandstone walkways and Barna shed.

### FEATURES:

- \* Quiet cul de sac of 20 houses
- \* Triple glazed PVC windows to front with composite front door upgraded in 2021
- \* French door in kitchen is PVC triple glazed
- \* High quality tiled floors upgraded in 2022
- \* Gas fired central heating from upgraded gas burner
- \* Maintenance free red bricked/dashed exterior
- \* c. 117 sq.m. (c. 1,260sq.ft.)
- \* PVC fascia/soffits
- \* Walking distance of Town Centre
- \* Excellent educational, recreational and shopping facilities
- \* Good road and rail infrastructure with train, bus and motorway

### SERVICES:

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

### INCLUSIONS:

Barna shed, carpets, blinds, oven, hob and curtains.

### SOLICITOR:

Reidy Stafford Solicitors, 2-3 Moorefield Terrace, Edward Street, Newbridge, Co. Kildare, Ireland, W12 YE09

**BER: C1      BER NO: 116656976**

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