



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE ON VERY LARGE CORNER SITE**



**33 The Grove, Liffey Hall, Newbridge, Co. Kildare, W12 VX43**

**GUIDE PRICE: € 345,000**



**PSRA Reg. No. 001536**

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Kildare, W12 VX43**

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**FEATURES:**

- \* Gas fired central heating
- \* Maintenance free red bricked/dashed exterior
- \* PVC fascia/soffits
- \* PVC double glazed windows
- \* Very large corner site
- \* Not overlooked from rear
- \* Quiet cul de sac

**DESCRIPTION:**

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. No. 33 was built in the early 2000's and is situated in a quiet cul-de-sac. It provides c. 1,050 sq.ft. of spacious family accommodation presented in excellent condition throughout. Outside, there is an exceptionally large rear garden with 2 paved patio areas, a metal shed, a Barna shed and gated side access. There is ample room for an extension to both the side and rear.

The development is situated only a short walk from the Town Centre which offers an excellent array of restaurants, pubs, schools, churches, banks, post office, all on your doorstep. Superb shopping is at hand with Penneys, T.K. Maxx, Tesco, Dunnes Stores, Lidl, Aldi, Woodies, D.I.D. Electrical, Newbridge Silverware, and Whitewater shopping centre with 75 retail outlets, food court and cinema.

**ACCOMMODATION:**

Hallway : 1.72m x 4.77m  
Coving, understairs storage, porcelain tiled floor.

Sitting Room : 3.39m x 5.23m  
Oak floor, coving, wall lights, fireplace, inset stove.

Kitchen/Dining Room : 5.28m x 5.78m  
(L-Shaped) Laminate and tiled floor, french doors, coving, cream built-in ground and eye level presses, tiled surround, Belling double oven, Belling 4 ring gas hob, plumbed, s.s. sink unit, gas burner.

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

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

**UPSTAIRS**

Bedroom 1 : 2.87m x 4.24m  
Sliding built-in wardrobes and recessed lights.

En-Suite :  
w.c., w.h.b., shower.

Bedroom 2 : 3.51m x 3.40m  
Built-in wardrobe and recessed lights.

Bedroom 3 : 2.10m x 2.70m  
Wooden floor, built-in wardrobes and built-in pull-out office desk.

Hotpress :  
Shelved with immersion.

Attic Space :  
With attic loft ladder, partially floored with light and electric sockets.

**OUTSIDE:**

There is an exceptionally large rear garden with 2 paved patio areas, a metal shed, a Barna shed with electricity, outside tap and gated side access. There is ample room for an extension to both the side and rear.

**SERVICES:**

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

**INCLUSIONS:**

Carpets, curtains, oven, light fittings, blinds, hob, extractor, metal & Barna shed.

**SOLICITOR:**

Murphy Healy & Co LLP, Kenmare, Co. Kerry

**BER: C1**

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