



SUPERB SEMI-DETACHED 4 BEDROOM RESIDENCE

50 The Hall, Curragh Grange, Newbridge, Co. Kildare, W12 Y579

GUIDE PRICE: € 380,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

50 The Hall, Curragh Grange, Newbridge,
Co. Kildare, W12 Y579

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. Situated in a quiet cul-de-sac overlooking a large green area in the development. Built by Ballymore Properties in 2005 the development boasts a neighbourhood centre with Centra Convenience Store, Pharmacy and Hairdressers. The house is presented in excellent condition throughout containing c. 146 sq. m (c. 1,570 sq. ft.) of accommodation with gas fired Hive heating system, PVC double glazed windows, built in wardrobes in 3 bedrooms, cream fitted kitchen, gas fire and south-west facing rear garden with paved patio area.

AMENITIES:

Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Junction 12 Ballymany, bus route from the Green Road and commuter rail service direct to the City Centre either Heuston Station or Grand Canal Dock.

Newbridge offers a wealth of facilities including restaurants, pubs, boutiques, Penneys, T.K. Maxx, Tescos, Dunnes Stores, Newbridge Silverware, Supervalu, Woodies, D.I.D. Electrical, Lidl, Aldi and Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive offering designer shopping at discounted prices.

ACCOMMODATION:

Hallway: 4.58m x 1.88m (15.03ft x 6.17ft)
With laminate floor and storage closet

Sitting Room: 4.42m x 3.70m (14.50ft x 12.14ft)
Sandstone fireplace with gas fire and double doors leading to

Kitchen/Dining: 7.63m x 3.28m (25.03ft x 10.76ft)
Cream built in ground and eye level presses, tiled floor and surround, s.s. sink unit, plumbed, Neff gas hob, Belling electric double oven, extractor unit, integrated Zanussi fridge/freezer and patio doors leading to rear.

Utility Room:
With press, plumbed, s.s. sink unit, gas burner, tiled floor and surround.

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

Family Room: 5.15m x 3.18m (16.90ft x 10.43ft)
With laminate floor.

UPSTAIRS:
Bedroom 1: 3.85m x 3.55m (12.63ft x 11.65ft)
With range of built-in wardrobes.

En-Suite:
w.c., w.h.b., tiled floor, double shower and shelving.

Hotpress:
Shelved with immersion.

Bedroom 2: 4.43m x 3.28m (14.53ft x 10.76ft)
With built-in wardrobes.

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

Bedroom 3: 3.21m x 2.22m (10.53ft x 7.28ft)
With built in wardrobes.

Bedroom 4: 3.94m x 3.21m (12.93ft x 10.53ft)
With shelving.

FEATURES:

- * PVC double glazed windows
- * Gas fired Hive central heating system
- * Security alarm
- * Cul de sac overlooking a large green area
- * c. 1,570 sq.ft. (c. 146 sq.m.) of accommodation
- * Adjacent to a neighbourhood centre with convenience store, pharmacy and hairdressers

OUTSIDE:

Gardens to front and rear, concrete drive, side access with gate leading to south-west facing rear garden in lawn with paved patio area, Barna shed (with lights and sockets) outside tap and outside socket.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired Hive heating system, alarm and Gigabit broadband.

SOLICITOR:

Boland & Sons, Main Street Newbridge

INCLUSIONS:

Carpets, blinds, oven, hob, extractor and fridge/freezer.

BER: C2 **BER NO:** 113228654

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