



**A SUPERB SEMI-DETACHED 3 BEDROOM RESIDENCE WITH CONSERVATORY**

**83 Rathcurragh, Green Road, Newbridge, Co. Kildare, W12 Y206**

**GUIDE PRICE: € 295,000**



**PSRA Reg. No. 001536**

## 83 Rathcurragh, Green Road, Newbridge, Co. Kildare, W12 Y206

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### DESCRIPTION:

Jordan Auctioneers are delighted to offer this fine 3 bedroom semi-detached home to the market. Rathcurragh is a residential development of mainly semi-detached homes situated on the Green Road only a short walk from both the Town Centre and Curragh Plains, ideal for leisurely walks, cycling or running. The property was built approximately 28 years ago and contains c. 96.5 sq.m. (c. 1,040 sq.ft.) of accommodation with the benefit of gas fired central heating, PVC double glazed windows, insert stove, conservatory, side access with gate leading to south west facing rear garden with patio area and garden shed.

Situated in a quiet cul de sac at the back of the development overlooking a large green area. The property is only a short walk from the Town Centre which offers an excellent array of amenities with pubs, restaurants, schools, recreational and shopping facilities including the Whitewater Shopping Centre, TK Maxx, Penneys, Lidl, Aldi, Dunnes Stores, Tesco, Woodies, Newbridge Silverware, to name but a few. The Kildare Retail Outlet Village is only a 10 minute drive, offering designer shopping at discounted prices.

Newbridge has the benefit of an excellent road and rail infrastructure on your doorstep with the bus route available on the Green Road, M7 Motorway access at Junction 12 (Ballymany) c. 1.5 km and train service from Town direct to the City Centre either Grand Canal Dock or Heuston Station. The property is only a 25 minute drive south west of the M50.

### ACCOMMODATION:

Entrance Hall 4.30m x 1.80m  
with laminate floor.

Sitting Room 4.25m x 3.36m  
with laminate floor, coving, wall lights, fireplace with insert stove and open plan to

Kitchen/Dining 5.30m x 3.56m  
Chinese slate floor, built in ground and eye level presses, plumbed, tiled surround, s.s. sink unit, gas burner, patio door to;

Conservatory 3.20m x 2.90m  
Chinese slate floor, French doors leading to rear garden.

#### UPSTAIRS:

Bedroom 1 3.44m x 3.20m  
with laminate floor, built in wardrobes and coving.

Bedroom 2 3.90m x 2.74m  
with coving.

Bedroom 3 2.84m x 2.45m  
with laminate floor, coving and wardrobe.

Hotpress  
shelved with immersion.

Shower Room  
w.c., w.h.b., electric double shower, heated towel rail and fully tiled floor and walls

### FEATURES:

- \* Gas fired central heating
- \* PVC double glazed windows
- \* South-west facing conservatory
- \* Quite cul de sac overlooking green area
- \* c. 1,040 sq.ft. (c. 96.5 sq.m.) of accommodation
- \* Excellent road and rail infrastructure with bus, train and motorway
- \* Excellent shopping, educational and recreational facilities closeby.

### OUTSIDE:

Situated in a quiet cul de sac overlooking a green area. Driveway to front with garden in lawn with gated side access with lean-to store leading to south west facing rear garden with paved patio area, garden shed (10 x 8) and outside tap.

### SERVICES:

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

### INCLUSIONS:

Carpets, curtains, blinds, light fittings, dishwasher, washing machine, cooker and fridge.

### SOLICITOR:

Burns Nowlan, 31 Main Street, Newbridge, Co. Kildare

### BER: B3

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