



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE IN QUIET CUL DE SAC

47 The Crescent, Curragh Grange, Newbridge, Co. Kildare, W12 A447

GUIDE PRICE: € 325,000

BER C2



PSRA Reg. No. 001536

**47 The Crescent, Curragh Grange,
Newbridge, Co. Kildare, W12 A447**

FEATURES:

- * PVC double glazed windows
- * PVC fascia/soffits
- * Large rear garden
- * Folding attic stairs - partly floored
- * Gas fired central heating
- * Metal shed to rear
- * Zappi EV Charger
- * Outside tap
- * Gated side access to rear
- * Cul De Sac
- * Overlooking green area to front
- * Within walking distance of all amenities

DESCRIPTION:

No. 47 is a superb 3-bedroom semi-detached residence that has been very well maintained by its current owners. Built by Ballymore Homes in 2004, the property is situated in a quiet cul-de-sac with a green area to the front and a large rear garden. Just around the corner from the property is a Neighbourhood Centre with a Centra, Hairdressers and a Pharmacy while the Town Centre is within a 20 minute walk making this an ideal location.

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:

Entrance Hall : 4.76m x 1.80m
With oak effect laminate floor, understairs storage.

Sitting Room : 5.00m x 3.56m
Into bay with oak effect laminate floor, sandstone fireplace, gas fire, double doors to;

Kitchen/Dining Room : 5.53m x 3.92m
With tiled floor, built-in ground and eye level units, s.s. sink unit, reverse osmosis drinking water filtration system and tap, intergrated dishwasher, breakfast counter, integrated microwave, electric oven and grill, Whirlpool hob, extractor, tiled splashback, sliding patio doors to rear.

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

UPSTAIRS

Bedroom 1 : 4.56m x 2.84m
Into bay, oak effect laminate floor, double built-in wardrobes.

En-suite :
Jack & Jill entrance, fully tiled, w.c., w.h.b., extractor fan, shaving light and electric shower.

Bedroom 2 : 3.40m x 3.20m
With oak effect laminate floor, double built-in wardrobes.

Bedroom 3 : 2.95m x 2.37m
With oak effect laminate floor.

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

Hotpress :
Shelved with immersion.

Storage :
Folding attic stairs, partly floored.

OUTSIDE:

Paved patio area, outside tap, external double socket, external rear light, metal shed to rear, Zappi EV Charger.

SERVICES:

Mains water, mains drainage, refuse collection.

INCLUSIONS:

Carpets, curtains, blinds, light fittings, integrated appliances.

SOLICITOR:

Reidy Solicitors, Moorefield Terrace, Newbridge, Co. Kildare.

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