

**FOR SALE**

By Private Treaty



**37 The Crescent, Curragh Grange, Newbridge, Co. Kildare, W12 P825**

**GUIDE PRICE: €375,000**



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1049 Sqm

**BER C1**

**JORDAN** 

### 3 bedroomed 3 bathrooms For Sale

Jordan Auctioneers are delighted to present this attractive three-bedroom semi-detached residence to the market, ideally situated within the popular residential development of Curragh Grange. Constructed by Ballymore Homes in approximately 2004, Curragh Grange is a well-established neighbourhood of quality semi-detached and detached homes that has become a highly sought-after address for families and commuters alike.

The location is exceptionally convenient, positioned just off the Green Road and Athgarvan Road and within a short stroll of Newbridge town centre. Residents enjoy easy access to a wide range of local amenities as well as the nearby Curragh Plains, a world-renowned landscape of approximately 4,500 acres of open parkland ideal for walking, running and cycling. The development itself also benefits from a neighbourhood centre which includes a convenience store, pharmacy, hairdresser and medical practice, providing everyday amenities on your doorstep.

No. 37 enjoys a particularly attractive setting overlooking a green area to the front and a large green space to the side, enhancing the sense of openness and privacy. The property is approached by a front garden laid in lawn with mature hedging and shrubs. Gated side access leads to a private rear garden also laid in lawn, complemented by a paved patio area, metal garden shed, built-in barbeque and outside tap, providing an ideal space for outdoor dining and entertaining.

Extending to approximately 97.5 sq.m., the home offers bright and well-proportioned accommodation presented in good condition throughout. The property benefits from double glazed windows, gas fired/solid fuel central heating, an insert stove with back boiler and a contemporary high-gloss fitted kitchen complete with appliances. Additional features include built-in wardrobes in two bedrooms and a convenient Jack and Jill ensuite bathroom serving Bedrooms 1 and 2.



Internally, the accommodation begins with a welcoming entrance hall featuring a tiled floor. The sitting room is positioned to the front and features a bay window along with a polished sandstone fireplace incorporating an insert stove with back boiler. This room flows seamlessly into the open plan kitchen and dining area, where the modern high-gloss fitted kitchen is complemented by integrated appliances and patio doors leading directly to the rear garden. A guest WC completes the ground floor accommodation.

Upstairs, the property comprises three well-proportioned bedrooms, two of which benefit from a range of built-in wardrobes. Bedrooms 1 and 2 are served by a Jack and Jill ensuite bathroom, while a separate family bathroom completes the first floor. Overall, this is a charming three-bedroom home offering comfortable and well-appointed accommodation in a highly convenient and desirable location.

Newbridge is a thriving provincial town offering an excellent range of educational, recreational and shopping facilities. Retail options include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx and Newbridge Silverware, along with the nearby Whitewater Shopping Centre which hosts over 75 retail outlets, a food court and cinema. Designer shopping is also available at Kildare Village, located just a short drive away.

The area is also well served by an extensive range of sporting and leisure facilities including GAA, rugby, soccer, hockey, athletics, basketball, swimming, horse riding, fishing, canoeing and golf. Horse racing enthusiasts will also appreciate the close proximity to renowned venues such as The Curragh Racecourse, Naas Racecourse and Punchestown Racecourse.



## Accommodation

**Entrance Hall (15.75ft x 5.84ft) 4.80m x 1.78m**  
with tiled floor and understairs storage

**Sitting Room (16.86ft x 11.81ft) 5.14m x 3.60m**  
with laminate floor, wall lights, polished Sandstone fireplace with insert stove with back boiler, bay window and open plan to:

**Kitchen/Dining Room (18.04ft x 12.80ft) 5.50m x 3.90m**  
with s.s. sink unit, high gloss fitted kitchen, tiled floor and surround, electric oven, electric extractor, plumbed, washing machine, dishwasher, fridge/freezer and patio doors leading to rear garden

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

### FIRST FLOOR

**Bedroom 1 (15.09ft x 9.51ft) 4.60m x 2.90m**  
into bay window, laminate floor, double built in wardrobes and wall lights

**Jack & Jill Ensuite**  
w.c., w.h.b., electric shower and tiled floor

**Bedroom 2 (11.15ft x 10.50ft) 3.40m x 3.20m**  
with laminate floor and double built in wardrobes

**Bedroom 3 (9.51ft x 8.20ft) 2.90m x 2.50m**  
with laminate floor

**Hotpress**  
shelved with immersion

**Bathroom**  
w.c., w.h.b., bath with shower attachment, tiled floor and surround

**Attic Space**  
Floored with pull down stairs



## Features

- South west facing rear garden not overlooked
- Gas fired/solid fuel central heating
- PVC double glazed windows
- High gloss fitted kitchen with appliances
- Overlooking a large green area to front with green area also to side
- Benefit of a neighbourhood centre with convenience store, pharmacy, hairdressers and medical practice
- Easy access to a good road and rail infrastructure
- Vibrant town with excellent educational, recreational and shopping facilities

## Inclusions

List available on request

## Outside

Garden to front in lawn with hedge and shrubs, gated side access leading to south west facing rear garden not overlooked in lawn with paved patio area, built in barbeque, metal shed and outside tap

## Services

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

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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