

**FOR SALE**

By Private Treaty



**6 The Park, Curragh Grange, Newbridge, Co. Kildare, W12 DT53**

**GUIDE PRICE: €500,000**



4



3



150 Sq.m.



**JORDAN**

## IMMACULATE 4 BED DETACHED DORMER IN SOUGHT AFTER AREA

Jordan Auctioneers are delighted to present this impressive four-bedroom detached family home, ideally positioned in a quiet cul-de-sac within the highly sought-after Curragh Grange development.

Built in 2004, Curragh Grange is a modern and well-established residential enclave comprising a mix of attractive semi-detached and detached homes. The location is exceptionally convenient, situated just off the Green Road and Athgarvan Road, and within walking distance of Newbridge Town Centre and the renowned Curragh Plains, which extend to approximately 4,500 acres of open parkland, ideal for walking, running and cycling. The development also benefits from a neighbourhood centre with a convenience store, pharmacy, hair salon and medical practice on your doorstep.

This attractive home extends to approximately 150 sq.m. (c. 1,615 sq.ft.), offering bright, well-proportioned accommodation presented in good condition throughout. The property features gas-fired central heating, PVC double glazed windows, solar panels (heats water only), EV charger, composite front door and a solid fuel stove, together with a newly fitted modern kitchen with quartz worktops, Belfast sink and 4-in-1 multifunction tap. Additional features include a conservatory, water softener, four generous bedrooms and three bathrooms, making this an ideal home for modern family living.

The ground floor comprises a welcoming entrance hall with tiled flooring, leading to a spacious sitting room with bay window, laminate flooring, wall lighting and solid fuel stove. To the rear, the kitchen / dining room is fitted with a stylish modern kitchen featuring quartz worktops, Belling range cooker and integrated appliances, with French doors opening to the conservatory, which in turn provides access to the rear garden. A utility room, plumbed and housing the gas burner, is located off the kitchen.



Also on the ground floor are two bedrooms with oak flooring and a shower room, offering excellent flexibility for family use or home office space.

Upstairs there are two generous double bedrooms, both with fitted wardrobes and ensuite bathrooms, completing the accommodation.

Externally, the property is approached by a large cobblelock driveway with landscaped front garden. There is side access on both sides of the house, leading to a beautifully maintained two-tier south-west facing rear garden, enclosed by walls and featuring paved areas, flower beds, water feature, outdoor socket, external tap and a metal garden shed—an ideal space for relaxing and entertaining.

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, together with the Whitewater Shopping Centre, which features over 75 retail outlets, a food court and cinema. The renowned Kildare Village Outlet Shopping Centre is also just a 10-minute drive, offering designer shopping at discounted prices.

The area benefits from excellent road and rail connectivity, with convenient access to the M7 Motorway at Junction 12 (Ballymany), bus routes available from the Green Road, and a regular commuter rail service from Newbridge providing direct access to Heuston Station and Grand Canal Dock.

A wide range of sporting and leisure amenities are available locally, including GAA, soccer, hockey, athletics, basketball, swimming, horse riding, fishing, canoeing and golf, together with numerous gyms and leisure centres. The renowned racecourses at The Curragh, Naas and Punchestown are all within easy reach.



## Accommodation

**Entrance Hall (18.90ft x 7.02ft) 5.76m x 2.14m**

Tiled floor, recessed lights.

**Sitting Room (17.65ft x 11.48ft) 5.38m x 3.50m**

into bay window, laminate floor, wall lights, solid fuel stove

**Kitchen/Dining Room (28.48ft x 10.24ft) 8.68m x 3.12m**

Tiled floor, display shelving, recessed lights, new fitted ground and eye level presses with Quartz worktops, Belling electric range cooker, tiled surround, extractor, ceramic Belfast sink, integrated fridge, larder unit, wine rack and French doors leading to



**Conservatory (13.45ft x 11.48ft) 4.10m x 3.50m**

Tiled floor and French doors leading to rear garden

**Utility Room** tiled floor, plumbed, shelving and gas burner

**Bedroom 3 (11.02ft x 10.37ft) 3.36m x 3.16m**

Built in wardrobe and oak floor.

**Bedroom 4 (11.35ft x 11.06ft) 3.46m x 3.37m** with oak floor

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



## FIRST FLOOR

**Bedroom 1 (14.44ft x 13.81ft) 4.40m x 4.21m**

with oak floor, range of built in wardrobes and eaves storage

**En-Suite 1** Jacuzzi bath with electric shower over, heated towel rack, w.c, vanity w.h.b, shelving and fully tiled floor and walls.

**Bedroom 2 (13.78ft x 10.50ft) 4.20m x 3.20m**

with oak floor, range of built in wardrobes, eaves storage.

**En-Suite 2** vanity w.h.b, w.c, electric shower, heated towel rail and fully tiled floor and walls



## Features

- PVC double glazed windows & PVC fascia/soffits
- Gas fired central heating (controlled by remote app)
- New modern fitted kitchen with Quartz worktops
- Electric car charger and solar panels (heats water only)
- South west facing landscaped walled in rear garden
- c. 150 sq.m. (c. 1,615 sq.ft.) of accommodation
- Quiet cul de sac
- Adjacent to neighbourhood centre with convenience store, hair salon, pharmacy and doctors
- Composite front door
- Water softener with 4 in 1 multi-functional kitchen tap
- External sensor lighting to front and rear
- Superb transportation links with bus, train and motorway
- Excellent recreational, educational and shopping facilities closeby

## Inclusions

Carpets, blinds, Belling range cooker, extractor, fridge and metal garden shed.

## Outside

Approached via a large cobble loc drive to front with landscaped gardens to front. Side access on both side of house with gates leading to a 2 tiered south west facing rear garden with lawn, water feature, flower beds, paved patio area, external sensor lighting and all walled in.

## Services

Mains water, mains drainage, refuse collection, gas fired central heating (can be controlled by app), alarm system (can be controlled by app), water softener, 4 in 1 multi-functional kitchen tap, solar panels (heats water only) and EV charger.

**Negotiator | Liam Hargaden** T: 045 433550 E: [liam@jordancs.ie](mailto:liam@jordancs.ie) W: [www.jordancs.ie](http://www.jordancs.ie)

**Viewings** Strictly by prior appointment only

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