

**FOR SALE**

By Private Treaty

51 The Close, Curragh Grange, Newbridge, Co. Kildare, W12 FW02

**GUIDE PRICE: €350,000**



3



3



97.55 Sqm



**JORDAN** 

### 3 bedroomed Semi-Detached

Situated within the well-established and highly regarded Curragh Grange development, No. 51 is an attractive three-bedroom semi-detached residence occupying a pleasant end-of-cul-de-sac position with private front and rear gardens. Developed by Ballymore Homes circa 2004, Curragh Grange comprises a quality mix of semi-detached and detached family homes and has long been recognised as one of Newbridge's most convenient and desirable residential locations.

The development enjoys a superb position between the Green Road and Athgarvan Road, within comfortable walking distance of Newbridge Town Centre and all its amenities. Residents benefit from the convenience of a neighbourhood centre located within the development, incorporating a convenience store, pharmacy, doctor's surgery and hair salon, providing everyday services on the doorstep.

Extending to approximately 97.5 sq.m. (1,050 sq.ft.), the property offers bright and well-proportioned accommodation ideally suited to first-time buyers, families, downsizers and investors alike. The house benefits from PVC double-glazed windows, gas-fired central heating, a paved patio area and a private west-facing rear garden which enjoys excellent afternoon and evening sunlight and is not directly overlooked.

Location is undoubtedly one of the property's strongest attributes. No. 51 is situated just a short stroll from the heart of Newbridge, one of County Kildare's most vibrant and well-serviced towns. Residents enjoy immediate access to an extensive range of amenities including schools, cafés, restaurants, pubs and a superb selection of retail outlets. Shopping facilities include Tesco, Dunnes Stores, Lidl, Aldi, SuperValu, Newbridge Silverware, TK Maxx, Penneys, DID Electrical and Woodies, while the popular Whitewater Shopping Centre provides over 75 retail outlets, restaurants and a cinema.



A particular feature of the location is its proximity to the world-renowned Curragh Plains, comprising approximately 4,500 acres of open parkland. This unique amenity offers exceptional opportunities for walking, running, cycling and outdoor recreation and is within easy walking distance of the property.

The surrounding area also caters exceptionally well for sporting enthusiasts, with a wide range of facilities available including GAA, rugby, soccer, athletics, swimming, leisure centres, gyms, golf and equestrian pursuits. The region is synonymous with Ireland's thoroughbred industry and is home to the renowned Curragh Racecourse.

For commuters, the property enjoys excellent connectivity. Access to the M7 Motorway is available via Junctions 10 and 12, while regular bus services operate from the nearby Green Road. Newbridge Railway Station provides frequent commuter services to Dublin city centre, including direct routes to Heuston Station and Grand Canal Dock, making Newbridge one of the most sought-after commuter towns within the Greater Dublin Area.

Overall, No. 51 Curragh Grange represents an excellent opportunity to acquire a well-located family home within a mature residential development, combining convenience, accessibility and an exceptional range of amenities in one of County Kildare's most desirable locations.



## Accommodation

**Entrance Hall (15.75ft x 5.91ft) 4.80m x 1.80m**  
with understairs storage

**Sitting Room (15.75ft x 11.81ft) 4.80m x 3.60m**  
into bay window with wooden floor, Sandstone fireplace (gas fire), double doors leading to:

**Kitchen/Dining Room (20.34ft x 18.04ft) 6.20m x 5.50m**  
with wooden floor, built in ground and eye level presses, s.s. sink unit, plumbed, tiled surround and patio doors leading to rear garden

**Toilet**  
w.c., w.h.b., wooden floor and tiled surround

### First Floor

**Bedroom 1 (15.09ft x 9.38ft) 4.60m x 2.86m**  
into bay window with range of built in wardrobes

**Jack & Jill Ensuite**  
w.c., w.h.b., double shower, fully tiled floor and walls

**Bedroom 2 (11.15ft x 10.50ft) 3.40m x 3.20m**  
with range of built in wardrobes

**Bedroom 3 (9.65ft x 7.74ft) 2.94m x 2.36m**

**Bathroom**  
w.c., w.h.b., bath with shower attachment and electric shower over



## Features

- Double glazed windows
- Gas fired central heating
- c. 97.5 sq.m. (c. 1,050 sq.ft.) of accommodation
- Adjacent to a neighbourhood centre with convenience store, pharmacy, hairdressers and doctor's surgery
- End house of a cul de sac
- South west facing rear garden not overlooked
- Easy access to an excellent road and rail infrastructure with bus, train and motorway
- Superb educational, recreational and shopping facilities closeby

## Inclusions

TBC

## Outside

Gardens to front and rear, side access with gate leading to south west facing rear garden not overlooked with paved patio area, outside tap and barna shed.

## Services

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

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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