



EXCEPTIONALLY SPACIOUS DETACHED RESIDENCE ON C. 0.75 ACRE.

"BELMONT, ARDENODE, BALLYMORE EUSTACE, CO. KILDARE"

Guide Price: €595,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

“BELMONT”, ARDENODE,
BALLYMORE EUSTACE, CO. KILDARE

DESCRIPTION:

“Belmont” is a substantial modern property built in 2006 extending to c. 397 sq.m (4,273 sq. ft.) offering exceptionally spacious light filled accommodation throughout. Approached by a recessed entrance via electric gates to a sweeping tarmacadam drive leading up to the residence set amid c. 0.75 of an acre of landscaped gardens laid out mainly in lawns with a south facing sandstone patio and water feature. The property is finished to a very high standard and is situated in a tranquil but convenient location approx 1.5km from Ballymore Eustace which benefits from local school, church, shops and some excellent restaurants and pubs.

The No. 65 Dublin Bus services the village and the N81 is within circa 4km providing easy access to Blessington and also Dublin City along with the Luas Park & Ride at Citywest/Tallaght.

Nearby amenities include GAA, water sports, golf, rugby, horse riding, hill walking and racing in Naas, Punchestown and The Curragh.

ACCOMMODATION:

Ground floor:

Self contained apartment:

Entrance Hall: With coving and recessed lights.

Living Room: 3.75m x 3m: With coving, recessed lights and wooden floors.

Kitchen: 3.55m x 3.45m With porcelain tiled floor, recessed lights, built-in ground and eye level units, plumbed, gas hob and electric oven.

Bedroom: 3.25m x 3.2m With recessed lights.

Wet room: Fully tiled with shower, w.c., w.h.b., heated towel rail, recessed lights.

Entrance Hall: 5m x 3.2m With gallery landing, porcelain tiled floor, storage close and wall lights.

Guest Toilet: With w.c., w.h.b., porcelain tiled floor, recessed lights

Office: 4.13m x 3.75m With wooden floor, recessed lights, coving.

Sitting room: 6.9m x 6.69m With wooden floor, coving, recessed lights, French doors to rear patio area, wall lights, solid fuel stove, stone fireplace, bay window.

Livingroom: 4.53m x 4.11m With wooden floor, coving, recessed lights, solid fuel stove, stone chimney, open plan to:

Kitchen/dining room: 8.2m x 6.69m With polished granite worktops, solid fuel stove, stone surround, tiled floor, coving, recessed lights, French Doors to patio, island unit, tiled surround, built-in ground and eye level units, Smeg extractor, Neff warming drawer, integrated dishwasher, Rangemaster Stove.

Utility Room: 2.95m x 2.6m Plumbed, tiled floor, stainless steel sink, fitted presses.

Toilet: With w.c., w.h.b., and tiled floor.

Upstairs:

Bedroom 1 (Including en-suite and walk-in wardrobe): 8.8m x 5.68m With recessed lights, French doors to balcony, built-in wardrobes, walk-in wardrobe with hanging space and shelving.

En-suite: Fully tiled with w.c., w.h.b., shower, recessed lights and heated towel rail.

Gallery Landing: With coving, walk-in hotpress and linen cupboard.

Bedroom 2: 4.33m x 3.85m With recessed lights

Ensuite: With w.c., w.h.b., shower, fully tiled floor and walls, heated towel rail.

Bedroom 3: 4.75m x 3.75m With vanity area and recessed lights.

Ensuite: With w.c., w.h.b., fully tiled floor and walls, heated towel rail and recessed lights

Bedroom 4: 5.2m x 3.8m With recessed lights.

En-suite: With w.c., w.h.b., fully tiled floor and walls, heated towel rail and recessed lights.

Bedroom 5: 3.67m x 2.92m

Bathroom: Fully tiled, recessed lights, bath with shower attachment, w.c., w.h.b., heated towel rail.

OUTSIDE

Approached by a recessed entrance via electric gates to a sweeping tarmacadam drive leading up to the residence set amid c. 0.75 of an acre of landscaped gardens laid out mainly in lawns with a south facing sandstone patio and water feature. There is also a large fuel store, boilerhouse and outside tap.





FEATURES:

- Exceptionally spacious residence (Circa 397 sq.m/4,273 sq.ft).
- Landscaped gardens with sandstone patio and water feature.
- Electric gates.
- Monocouche rendered exterior.
- Finished to a very high standard throughout.

SERVICES:

Mains water, septic tank drainage, wood pellet burner central heating.

SOLICITOR:

Michael Nolan Solicitors, Kilrush, Co. Clare.

BER: B3 BER NO: 112268420

INCLUSIONS:

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

CONTACT:

Mark Neylon

T: 045-433550

E: mark@jordancs.ie

VIEWING STRICTLY BY APPOINTMENT



**Edward Street,
Newbridge,
Co. Kildare.
T: 045-433550
www.jordancs.ie**

JORDAN 

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2019. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.