

FOR SALE

By Private Treaty



71 Ballymany Manor, Newbridge, Co. Kildare, W12 YY13

GUIDE PRICE: €395,000



3



2



117 Sqm



JORDAN

SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE

Ballymany Manor is a mature and highly regarded residential development situated on the southern side of Newbridge, comprising predominantly three-bedroom semi-detached homes set around attractive landscaped green areas. The development enjoys a convenient location within easy reach of Newbridge town centre and approximately 1 km from the world-famous Curragh Plains, offering almost 4,500 acres of open parkland ideal for walking, running, cycling and outdoor recreation.

No. 71 occupies an attractive position within a quiet cul-de-sac of just 10 houses and enjoys a pleasant outlook over a large green area. Built by Roseberry Construction in approximately 2000, this spacious three-bedroom semi-detached residence extends to approximately 117 sq. m (1,259 sq. ft.) and provides bright, well-proportioned accommodation ideally suited to modern family living. Gardens to front in lawn with large gated side entrance ideal for garage space or suitable for extension leading to rear garden in lawn.

Presented in good condition throughout, the property benefits from a low-maintenance brick and dashed exterior finish, uPVC double-glazed windows, gas-fired central heating and alarm system.

The accommodation is entered through a bright and welcoming entrance hall. The spacious sitting room features an attractive bay window and fireplace, creating a comfortable and inviting living space. To the rear of the property is a generously proportioned kitchen/dining room fitted with a range of kitchen units and appliances, with patio doors opening directly onto the rear garden and providing an ideal connection between the indoor and outdoor living areas. A separate utility room completes the ground-floor accommodation.

Upstairs, there are three generous bedrooms, including a spacious principal bedroom with en-suite facilities, together with a family bathroom. The well-balanced layout, generous room proportions and attractive position overlooking the green combine to make No. 71 an excellent opportunity for first-time buyers, growing families or those seeking a quality home in one of Newbridge's most established residential developments.

The development is within walking distance of the town with an excellent array of amenities including restaurants, pubs, banks, post office, schools and superb shopping with such retailers as Tesco, Dunnes, Lidl, Aldi, Penneys, TK Maxx, Woodies, DID Electrical, Newbridge Silverware and Whitewater Shopping Centre with 75 retail outlets, food court and cinema. The Kildare Village Retail Outlet is less than a 10 minute drive from the property offering designer shopping at discounted prices.



The town also has the benefit of a good road and rail infrastructure with the M7 Motorway access at Junction 12 (Ballymany) c. 1 km and c. 38 km south west of M50. Bust route and regular commuter rail service from town direct to City Centre either Heuston Station or Grand Canal Dock.

The area is renowned for its outstanding recreational and sporting amenities, including GAA, rugby, soccer, golf, athletics, fishing, canoeing, horse riding and a wealth of equestrian pursuits. The Curragh Racecourse, Naas Racecourse and Punchestown Racecourse are all within easy reach, making this one of Ireland's premier locations for those with an interest in equestrian and outdoor pursuits.

Accommodation

Entrance Hall (14.60ft x 8.40ft) 4.45m x 2.56m with tiled floor, coving, understairs storage and recessed lights

Sitting Room (18.14ft x 11.91ft) 5.53m x 3.63m with laminate floor, bay window, coving and fireplace

Kitchen/Dining Room (20.73ft x 17.91ft) 6.32m x 5.46m L-shaped, built in ground and eye level presses, s.s sink, electric oven, electric hob, extractor, tiled surround and patio doors leading to rear garden

Utility Room shelving and plumbed

FIRST FLOOR

Hotpress shelved with immersion

Bedroom 1 (14.24ft x 13.29ft) 4.34m x 4.05m bay window, range of built in wardrobes and wooden floor

En-suite w.c., w.h.b., tiled floor and shower

Bedroom 2 (11.38ft x 8.53ft) 3.47m x 2.60m with wooden floor

Bedroom 3 (13.52ft x 8.96ft) 4.12m x 2.73m with wooden floor

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



Features

- Gas fired central heating
- PVC double glazed windows
- Low maintenance brick/dash exterior
- Quiet cul-de-sac of 10 houses
- Sought after residential development
- c. 117 sq.m. (c. 1,259 sq.ft.) of accommodation
- Easy access to a good road and rail infrastructure with motorway, bus and train service
- Good educational, recreational and shopping facilities closeby

Inclusions

Oven, hob, extractor, Barna shed

Outside

Driveway and garden in lawn to front with large gated side entrance ideal garage space or suitable for extension leading to rear garden in lawn, Barna shed and outside tap

Services

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

Negotiator | Liam Hargaden

T: 045 433550 E: liam@jordancs.ie W: www.jordancs.ie

Viewings

Strictly by prior appointment only



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