



1 BEDROOM APARTMENT - IDEAL FOR FIRST TIME BUYER OR INVESTOR

BER D1

Apartment 8, Ballymany Mews, Ballymany, Newbridge, Co. Kildare, W12 NY56

GUIDE PRICE: € 120,000



PSRA Reg. No. 001536

**Apartment 8, Ballymany Mews, Ballymany,
Newbridge, Co. Kildare, W12 NY56**

FEATURES:

- * Excellent condition throughout
- * Ideal investment opportunity
- * PVC double glazed windows
- * Gas fired central heating
- * Walking distance to all local amenities

DESCRIPTION:

Ballymany Mews is a mature development within walking distance of all local amenities. No. 8 has been extensively renovated and modernised and is presented in excellent condition throughout. This is an ideal step onto the property ladder and is also an ideal investment opportunity as the property was most recently owner occupied. The property benefits from PVC double glazed windows and gas fired central heating. Viewing is highly recommended.

AMENITIES:

Newbridge offers a wealth of amenities including restaurants, schools, churches, banks, post office, pubs and excellent shopping with Penneys, T.K. Maxx, Dunnes Stores, D.I.D. Electric, Woodies, Newbridge Silverware and Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. Commuters have the benefit of the M7 Motorway access at Junction 10, bus route from Main Street and train service direct to city centre. Local amenities include soccer, rugby, GAA, fishing, horse riding, golf, canoeing, leisure centres and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Hallway : 4.42m x 1.08m
With porcelain tiled floor and storage/utility closet.

Kitchen : 2.33m x 1.90m
With laminate floor, cream built-in ground and eye level presses, stainless steel sink, tiled splashback.

Living/Dining Area : 4.63m x 3.50m
With laminate floor.

Bedroom 1 : 3.68m x 3.10m
With built in wardrobes.

Shower Room :
With tiled floor and surround, w.c., w.h.b., and electric shower.

SERVICES:

Mains water, mains drainage, refuse collection.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: D1

BER NO: 102713385

CONTACT:

Mark Neylon

M: 085 122 6720 T: 045-433550

E: mark@jordancs.ie





