



BER C1

MAGNIFICENT DETACHED 5 BEDROOM RESIDENCE

43 BELMONT GREEN, NEWBRIDGE, CO. KILDARE

GUIDE PRICE: €420,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

43 BELMONT GREEN, NEWBRIDGE, CO.
KILDARE

FEATURES:

- Double glazed windows.
- Gas fired central heating.
- Cream fitted kitchen with island unit.
- C.183.2 sq. m. (c.1,972 sq. ft.).
- Quiet cul-de-sac.
- 5 bedrooms with 2 ensuites.
- Excellent condition throughout.
- Easy access to Motorway, train and bus service.
- Superb shopping facilities in the locality.

DESCRIPTION:

Belmont Green is a modern residential development of 4 and 5 bedroom detached houses built in 2006 at Walshestown at the outskirts of town. Situated in a quiet cul-de-sac in a sought after development of 69 detached houses with generous open space. Approached by a cobble loc drive to front with gardens to rear mainly in lawn with shrubs, flower beds and trees. The property is presented in excellent condition offering c.183.2 sq. m. (c.1,972 sq. ft.) of well proportioned spacious living accommodation and an ideal family residence. Features include double glazed windows, gas fired central heating, partial oak floors, 2 ensuite bedrooms and cream fitted kitchen.

AMENITIES:

Newbridge has all the amenities on your doorstep including, schools, churches, pubs, restaurants, post office, banks and for the shopping enthusiast Penneys, T.K. Maxx, Dunnes Stores, Tesco's, Lidl, Supervalu, Newbridge Silverware, Woodies, D.I.D. Electric, Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. Kildare retail outlet village is only a short drive offering designer shopping at discounted prices. Local amenities include GAA, rugby, soccer, fishing, horse riding, canoeing, golf, leisure centres, hockey and horse racing in the Curragh, Naas and Punchestown. The town has the benefit of an excellent road and rail infrastructure closeby with the M7 Motorway access at Junction 10 or 12, bus route from the town centre and commuter rail service direct to the City Centre.

ACCOMMODATION:

Entrance hall: 5.5m x 2.28m

Oak floor, coving, recessed lights and double doors leading to

Sittingroom: 6.4m x 3.95m

Into bay window, oak floor, coving, polished sandstone fireplace with marble inset and hearth. Double doors leading to

Diningroom: 3.71m x 3.5m

With oak floor and coving.

Kitchen: 4.84m x 5.86m

With tiled floor, recessed lights, cream built-in ground and eye-level presses, island unit, s.s. sink unit, extractor, Bosch integrated dishwasher and Bosch integrated fridge freezer.

Utility:

Tiled floor, plumbed gas burner and fitted presses.

Toilet:

w.c., w.h.b., tiled floor and understairs storage.

Upstairs:

Bedroom 1: 4.59m x 4m

With range of built-in wardrobes.

Ensuite:

w.c., w.h.b., electric shower, heated towel rail fully tiled floor and walls.

Bedroom 2: 4m x 2.82m

With laminate floor.

Ensuite:

w.c., w.h.b., electric shower, heated towel rail, fully tiled floor and walls.

Hotpress:

Shelved.

Bedroom 3: 3.5m x 3.2m

With built-in wardrobes.

Bedroom 4: 3.26m x 2.82m

Bedroom 5: 2.92m x 2.17m

Bathroom:

w.c., w.h.b., bath with shower attachment, heated towel rail, tiled floor and surround.

OUTSIDE:

Large cobble loc drive to front to accommodate 2 cars with side access on both sides of house with gates leading to rear garden mainly in lawn with flower beds, shrubs and trees. There is also an outside tap, paved patio area and barna shed.

SERVICES:

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

INCLUSIONS: TBC

BER: C1

BER NO: 105471668





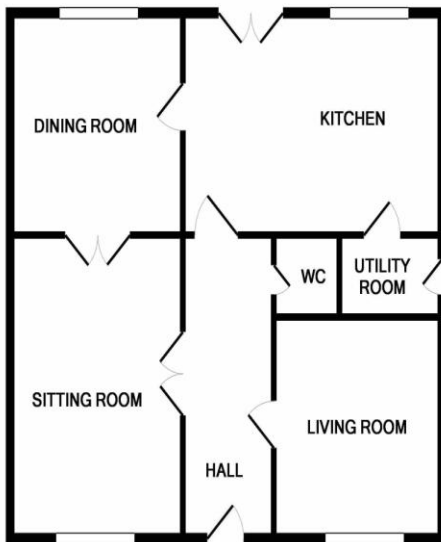
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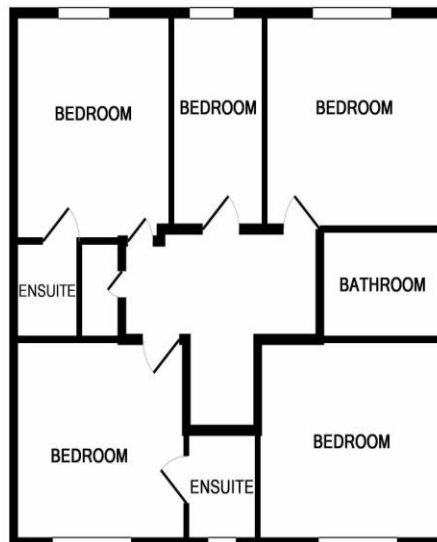
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1972 SQ.FT. (183.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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