



BER C2

SUPERB DETACHED 4 BEDROOM RESIDENCE



3 BELMONT GREEN, NEWBRIDGE, CO. KILDARE

PSRA Reg No. 001536

GUIDE PRICE: €350,000

FOR SALE BY PRIVATE TREATY

3 BELMONT GREEN, NEWBRIDGE, CO.
KILDARE

FEATURES:

- Double glazed windows.
- Gas fired central heating.
- Overlooking a green area.
- C.1,430. sq. ft.. of accommodation.
- Quiet cul-de-sac.
- Very large cobble-loc drive.
- 2 paved patio areas.
- Excellent condition throughout.
- Easy access to Motorway, train and bus service.
- Superb shopping facilities in the locality.

DESCRIPTION:

Belmont Green is a modern sought after development of 4 and 5 bedroom detached houses with generous open space built circa 2006 at Walshestown on the outskirts of town. Number 3 is situated in a quiet cul-de-sac overlooking a large green area and is approached by a large cobble loc drive to front with gardens to front and rear. The property was recently renovated and is presented in superb condition offering c. 132.8 sq. m. (c. 1,430 sq. ft.) of well proportioned spacious living accommodation and an ideal family residence. Features include double glazed windows, gas fired central heating, very generous storage throughout, porcelain tiled floors and 2 paved patio areas.

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: 6.3m x 2.05m

Polished porcelain tiled floors, recessed lights, and radiator cover.

Toilet: w.c., w.h.b. and understairs storage.

Kitchen/Diningroom (L shaped): 7.65m x 6.28m
Polished porcelain tiles, built-in ground and eye level presses, Zanussi oven, ceramic hob, extractor fan, tiled splashback, Electrolux integrated dishwasher, coving, recessed lights and French doors to rear.

Utility: Polished porcelain tiles, built in ground and eye level units and plumbed.

Sittingroom (into bay window): 6.06m x 4.1m.
Solid wood floor, feature sandstone fireplace, coving and double doors.

Upstairs:

Bedroom 1: 4.8m x 3.3m
Laminate floor with range of built-in wardrobes.

Ensuite: Fully tiled floor and walls, w.c., w.h.b and electric shower.

Bedroom 2: 4m x 3.15m
Laminate floor and double built-in wardrobes.

Bedroom 3: 3.05m x 2.05m
With laminate floor.

Bedroom 4: 2.7m x 2.6m
With laminate floor.

Hotpress:
Shelved.

Bathroom: Fully tiled floor and walls, w.c., w.h.b., vanity unit and electric shower.

Staire access to Attic which has extensive flooring and shelving.

OUTSIDE:

Large cobble loc drive to front to accommodate a number of cars. Side access with gate leading to rear garden mainly in lawn with flower beds, shrubs and trees. There is also an outside tap and 2 paved patio area.

SERVICES:

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

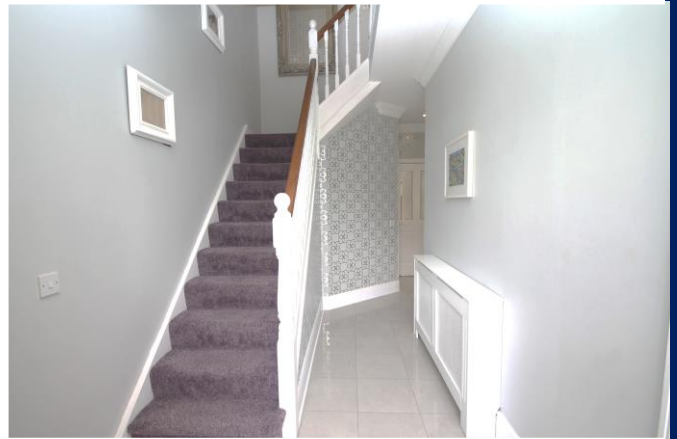
INCLUSIONS:

Carpets, blinds, oven, hob extractor and integrated dishwasher.

SOLICITORS: TBC

BER: C2

BER NO: 107463838





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