

FOR SALE BY PRIVATE TREATY



EXTENDED 4 BEDROOM SEMI-DETACHED RESIDENCE

**10 BALLYMANY PARK,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: € 150,000

DESCRIPTION

Ballymany Park is a mature development opposite the Keadeen Hotel and within walking distance of Newbridge Town Centre. Number 10 is an exceptionally spacious 4 bed semi-detached residence located in a quiet cul-de-sac. Extending to circa 176 sq.m (1,894 sq.ft), benefits from oil fired central heating, a mix of single and double glazed windows and a tarmac drive to the front with gated side access to the rear. The property will require extensive renovations.

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:

Porch:		With sliding patio door.
Entrance Hall:	3.65m x 2.42m	With laminate floor.
Sitting room:	5.45m x 3.7m	With laminate floor and feature fireplace.
Living room:	4.31m x 3.37m	With tiled fireplace, fitted presses & shelving.
Kitchen:	4.7m x 3.16m	With built-in ground and eye level units.
Dining room:	4.06m x 3.11m	With tiled fireplace.
Utility room:	3.66m x 3.55m	

Upstairs

Bedroom 1:	5.7m x 3.13m	With built-in wardrobes.
En-suite:		With bath, w.c., w.h.b. and tiled floor.
Separate toilet:		With w.c. and tiled floor.
Bedroom 2:	4.08m x 3.13m	With built-in wardrobes.
Bedroom 3:	4.1m x 3.77m	With built-in wardrobes and drawers.
Bedroom 4:	3.42m x 2.43m	
Bathroom:		Bath, electric shower, fitted presses, vanity w.h.b., tiled floor & surround.

SPECIAL FEATURES

- Oil fired central heating.
- Exceptionally spacious (Circa 1,894 sq.ft).
- Gardens to front and rear.
- Located in a quiet cul-de-sac.
- Within a short walk of Town Centre.
- Motorway, Bus and Train closeby.

SERVICES:

- Mains water.
- Mains drainage.
- Oil fired central heating.
- Electricity.
- Refuse collection.

SOLICITOR:

TBC



BER: D2

BER NO:106715576

PRICE: €150,000



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