



## SUPERB 4 BED SEMI-DETACHED RESIDENCE

34 BALLYMANY PARK, NEWBRIDGE, CO. KILDARE



PSRA Reg No. 001536

GUIDE PRICE: €300,000

## FOR SALE BY PRIVATE TREATY

34 BALLYMANY PARK, NEWBRIDGE, CO.  
KILDARE

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### FEATURES:

- Dual oil fired/solid fuel central heating.
- Hardwood double glazed windows.
- Located in a quiet cul-de-sac.
- Mature gardens to front and rear.
- Tarmacadam drive to front.
- Gated side access to rear garden.
- Motorway, bus and train closeby.
- Within walking distance of Town Centre.

### DESCRIPTION

Ballymany Park is a mature development opposite the Keadeen Hotel and within walking distance of Newbridge Town Centre. Number 34 is a superb extended 4 bed semi-detached residence located in a quiet cul-de-sac. The property extends to circa 146 sq.m (1,571 sq.ft) and benefits from dual central heating, double glazed windows, tarmacadam drive to front with ample parking and very well maintained mature gardens.

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:

Entrance Hall: 3.76m x 2.43m with oak floor and cloak closet.

Kitchen: 4.6m x 3.2. Oak floor, marble fireplace with Hamco stove, closet, built in ground and eye level presses, s.s. sink unit, plumbed and tiled surround.

Sitting room 4.35m x 3.33: Marble fireplace and open plan to

Dining room: 3.97m x 3.13m: With fitted presses and shelving.

Conservatory: 3.48m x 3.4m: With tiled floor and door to rear garden

Bedroom 4: 4.24m x 3.52m: With oak floor and recessed lights.

En-suite: With w.c., w.h.b., shower, fully tiled walls and floor.

### Upstairs:

Bedroom 1: 3.41m x 2.44m.

Bedroom 2: 4.02m x 3.13m with cloak closet.

Bedroom 3: 4.34m x 3.39m

Toilet: with w.c.

Bathroom with w.h.b. and bath

Hotpress.

Folding stairs to attic.

### OUTSIDE:

Approached by a tarmacadam drive to front with gardens to front and rear mainly in lawn with paved patio area, flower beds, shrubs, trees etc. Side access with gate, glasshouse and barna shed.

### SERVICES:

Mains water, mains drainage, refuse collection, dual oil fired/solid fuel central heating and electricity.

### INCLUSIONS:

Fridge, cooker, extractor, washing machine.

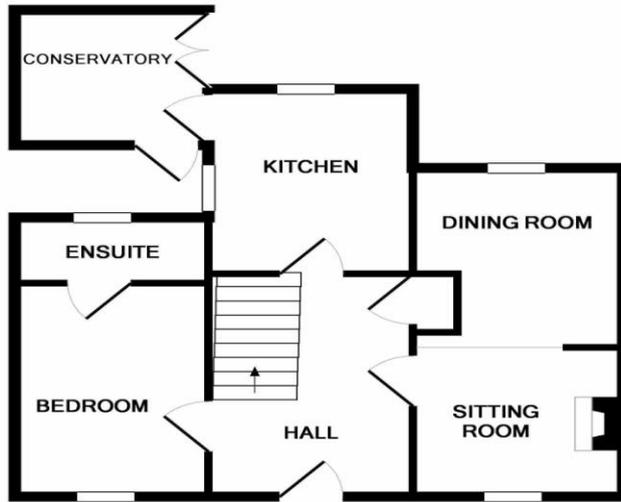
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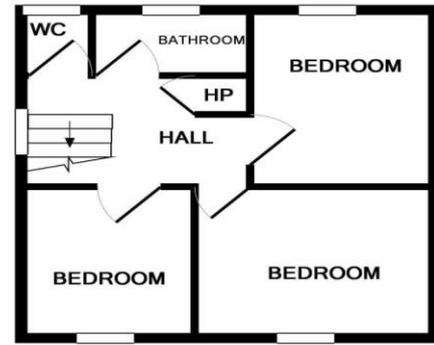
### SOLICITOR:

Mr David Lavelle,  
Augustus Cullen Solicitors,  
Wicklow.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1571 SQ.FT. (145.9 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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