



## SUPERB SEMI DETACHED 3 BEDROOM RESIDENCE

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48 Ballymany Manor, Newbridge, Co. Kildare, W12 TF30

GUIDE PRICE: € 290,000



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

### 48 Ballymany Manor, Newbridge, Co. Kildare, W12 TF30

#### DESCRIPTION:

Ballymany Manor is a modern residential development of semi detached homes situated on the edge of Newbridge only a short walk from the town centre and the world famous Curragh Plains. The house was built around 1998 containing c. 118 sq.m. (c. 1,270 sq.ft.) of spacious accommodation with the benefit of pvc double glazed windows, gas fired central heating, low maintenance dashed/brick exterior and overlooking a large green area to the front. This is an ideal home presented in excellent condition with gardens to front and rear along with sandstone paved patio area which must be viewed to be appreciated.

The property is only a short walk from a wide array of facilities with restaurants, pubs, banks, post office, schools and an excellent selection of shops with Dunnes Stores, Tesco, Woodies, Penneys, TK Maxx, DID Electrical, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema. Commuters have the benefit of the M7 Motorway access at Junction 12 Ballymany (1km). Bus route available from the main road and train service from town direct to the City Centre (Heuston Station or Grand Canal Dock).

#### AMENITIES:

Local amenities include GAA, soccer, fishing, horse riding, canoeing, golf, leisure centre, 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 a commuter rail service direct to the City Centre (Heuston Station or Grand Canal Dock).

#### ACCOMMODATION:

**Entrance Hall** 4.40m x 2.57m (14.44ft x 8.43ft)  
With walnut floor, coving and understairs storage.

**Sitting Room** 5.50m x 3.64m (18.04ft x 11.94ft)  
Coving, mahogany surround fireplace with marble insert and hearth and gas fire.

**Kitchen/Dining Room** 6.30m x 5.46m (20.67ft x 17.91ft)  
(L shaped) Walnut and tiled floor, patio doors to rear, plumbed, recessed lights, coving, built in ground and eye level presses, s.s. sink unit, extractor and tiled surround.

**Utility Room**  
Tiled floor, plumbed, fitted presses.

#### UPSTAIRS

**Bedroom 1** 4.04m x 4.34m (13.25ft x 14.24ft)  
Range of built in wardrobes and recessed lights.

**En-suite**  
Vanity w.h.b., press, electric shower, w.c., fully tiled floor and walls.

**Hotpress**  
Shelved with immersion.

**Bathroom**  
w.c., w.h.b., bath with shower attachment, fully tiled floor and walls.

**Bedroom 2** 3.50m x 2.60m (11.48ft x 8.53ft)

**Bedroom 3** 3.60m x 2.72m (11.81ft x 8.92ft)  
With built in wardrobe.

**Attic Space**  
Attic access via folding attic stairs, partly floored with light.

#### FEATURES:

- \* PVC double glazed windows
- \* Gas fired central heating
- \* Overlooking a large green area
- \* Only a short walk from the town centre
- \* Easy access to Motorway, bus and train service

#### OUTSIDE:

Tarmacadam drive to front with gardens to front and rear mainly in lawn, side access with gate, sandstone paved patio area, outside tap and barna shed.

#### SERVICES:

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

#### SOLICITOR:

#### INCLUSIONS:

Dishwasher, oven, fridge, carpets, blinds and curtains (excluding sitting room curtains)

**BER: C2**

**BER NO: 113902829**

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