

FOR SALE BY PRIVATE TREATY



MAGNIFICENT DETACHED 5 BEDROOM RESIDENCE ON CORNER SITE

**39 BELMONT GREEN,
NEWBRIDGE,
CO. KILDARE.**

GUIDE PRICE: €399,500

DESCRIPTION

“Belmont Green”, is a modern residential development of 4 and 5 bedroom detached houses built in 2006 at Walshestown on the outskirts of town. Situated at the end of a quiet cul-de-sac on a large corner site adjacent to a large green area. Approached by a large cobble loc drive to front with gardens to front and rear mainly in lawn enclosed by trees and hedges with a selection of shrubs and flowerbeds. The property is presented in showhouse condition offering well proportioned spacious living accommodation extending to c.185.6 sq. m. (c.2,000 sq. ft.) with features including double glazed windows, gas fired central heating, cream high gloss fitted kitchen with marble worktops and NEFF integrated appliances, garage, 2 ensuites and built-in wardrobes in 4 bedrooms. This is an ideal family home in an excellent location and sought after development which must be viewed to be appreciated.

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, Tescos, Newbridge Silverware, Lidl, Woodies, D.I.D. Electric, Supervalu and Whitewater shopping centre with 60 retail outlets, foodcourt and cinema. The Kildare retail outlet village is only a short drive. Local amenities include GAA, soccer, rugby, fishing, horseriding, canoeing, golf, leisure centres, hockey and racing in the Curragh, Naas and Punchestown. The town has the benefit of a good road and rail infrastructure at hand with the M7 Motorway access at Junction 10 or 12, bus route from the town and a commuter rail service direct the city centre.



ACCOMMODATION:

Entrance Hall:	5.48m x 2.29m	With tiled floor, coving and double doors leading to
Sittingroom:	6.38m x 3.93m	With coving, bay window, polished sandstone fireplace, with marble insert and hearth, gas fire and double doors leading to
Diningroom:	3.7m x 3.62m	With coving
Livingroom:	3.85m x 3.16m	With coving.
Toilet:		With w.c. and w.h.b.
Kitchen/Breakfastroom:	5.81m x 5m	With tiled floor, French doors to garden, cream high gloss fitted kitchen, recessed lights, marble worktops, sink, bosch integrated dishwasher, NEFF hob, NEFF Oven, NEFF extractor, NEFF microwave, NEFF Integrated freezer, NEFF integrated fridge.
Utility:		Tiled floor, marble worktops, sink unit, fitted presses and plumbed.
Garage:	4.95m x 3.22m	With roller door, gas burner and attic access with folding stairs.



ACCOMMODATION CONT/D:

Upstairs:

Bedroom 1: 4.55m x 4m
 Ensuite:

With a range of built-in wardrobes.
 With w.c., w.h.b., electric shower, heated towel rail, recessed lights and fully tiled floor and walls.
 Shelved.

Hotpress:
 Bedroom 2: 3.98m x 2.93m
 Ensuite:

With built-in wardrobes.
 With w.c., w.h.b., pump shower, recessed lights, heated towel rail and fully tiled floor and walls.

Bedroom 3: 3.5m x 3.15m
 Bedroom 4: 3.28m x 2.92m
 Bedroom 5: 2.92m x 2.17m
 Bathroom: 2.56m x 1.77m

With built-in wardrobes.
 With built-in wardrobes.
 With w.c., w.h.b., bath with shower attachment, heated towel rail, recessed lights, fully tiled floor and walls.
 Attic access on landing with folding stairs, floored with light.



SPECIAL FEATURES

- Double glazed windows.
- Gas fired central heating.
- Cream high gloss fitted kitchen with marble worktops and integrated appliances.
- c.185.6 sq. m. (c.2,000 sq. ft.).
- Large corner site.
- Large cobble loc car-parking.
- Mature gardens mainly in lawn enclosed by trees and hedges with a profusion of shrubs and flowerbeds.
- Built-in wardrobes in 4 bedrooms.
- Showhouse condition throughout.



SERVICES:

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

INCLUSIONS:

Carpets, blinds, integrated dishwasher, hob, oven, extractor, microwave, fridge and freezer.

OUTSIDE:

Large cobble loc drive to front, gardens to front and rear mainly in lawn enclosed by trees and hedges with flowerbeds and shrubs. Outside tap, outside socket, south facing rear garden, paved patio area, outside lighting, covered storage area.

SOLICITOR: Wilkinson & Price, 52 Main Street, Naas.

PRICE: €399,500

BER: C1 NO: 108763327



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