

FOR SALE

By Private Treaty

Apartment 11, Ryston View, Newbridge, Co. Kildare, W12 ED82

GUIDE PRICE: €295,000



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JORDAN 

SUPERB TWO BEDROOM FIRST FLOOR APARTMENT IN SOUGHT-AFTER DEVELOPMENT

Ryston View is a modern and exclusive apartment development superbly positioned in a highly convenient central location, only a short stroll from the heart of town and all local amenities. Nestled behind secure electric gates and surrounded by mature trees and landscaped grounds, the development offers residents a wonderful sense of privacy and tranquillity while still enjoying immediate access to shops, restaurants, cafés and excellent transport links. This private development benefits from underground designated car parking, lift access, intercom system, secure bin storage and communal garden areas, making it an ideal choice for young professionals, downsizers or investors seeking a quality apartment in a prime location where properties rarely come to the market.

Approached through electric or pedestrian gates, the apartment building opens into an impressive communal lobby with lift access to the first floor. Internally, the apartment is beautifully presented and thoughtfully designed throughout, extending to approximately 65 sq.m. Upon entering, a welcoming entrance hall leads through to a bright and spacious living/dining room featuring oak flooring, an electric fire and French doors opening onto a generous private balcony, perfect for outdoor dining or relaxation. Off the living area is a contemporary open plan kitchen fitted with quality presses, granite worktops and integrated appliances.

The accommodation further comprises two generous bedrooms, both complete with built-in wardrobes, while the main bedroom enjoys the added benefit of an ensuite bathroom. A well-appointed main bathroom together with a hotpress/storage cupboard completes the accommodation.

Constructed in 2005, the apartment benefits from double glazed windows, gas fired central heating, alarm system, intercom access and underground designated parking, all combining to create a comfortable and secure modern home.

The location is second to none, with an abundance of amenities within walking distance including restaurants, cafés, pubs, banks, post office and excellent shopping facilities such as Penneys, TK Maxx, Lidl, Aldi, Tesco, Dunnes Stores, Newbridge Silverware and the Whitewater Shopping Centre with its extensive range of retail outlets, food court and cinema.

Commuters are particularly well catered for with excellent road and rail infrastructure nearby including regular bus services from Main Street, easy access to the M7 motorway at Junctions 10 and 12 and a frequent commuter rail service direct to Dublin Heuston Station and Grand Canal Dock.



Accommodation

Entrance (10.50ft x 3.94ft) 3.20m x 1.20m

Kitchen/Dining/Living (22.97ft x 12.14ft) 7.00m x 3.70m

With oak and tiled floor, electric fire, coving, grey built-in ground and eye level presses, plumbed, granite worktops and splashback, extractor, Zanussi electric oven, Zanussi electric hob, sink unit, Hoover fridge freezer, Zanussi dishwasher, Powerpoint washing machine and french doors leading to;



Balcony (9.19ft x 19.69ft) 2.80m x 6.00m

Spacious balcony with outdoor light overlooking the garden.

Bathroom (6.56ft x 6.23ft) 2.00m x 1.90m

With tiled floor and surround, w.c., w.h.b. and bath with attachment.



Bedroom 1 (12.14ft x 10.17ft) 3.70m x 3.10m

With oak floor and built-in wardrobes.

En-suite

w.c., w.h.b., corner shower, tiled floor.



Bedroom 2 (12.14ft x 8.53ft) 3.70m x 2.60m

With oak floor and built-in wardrobes.



Hotpress (5.25ft x 4.92ft) 1.60m x 1.50m

Store with shelving.

Features

- Secure private development with electric gates
- Designated underground carparking
- Spacious 65 sq.m. 2 bed apartment with balcony
- Gas fired central heating
- Alarm
- Lift access
- Excellent location
- Within walking distance of all amenities
- Excellent recreational, educational and shopping facilities
- Good road and rail infrastructure nearby

Outside

Approached through an electric gate along with an adjoining pedestrian access with a tarmac drive leading down to an underground carparking facility. There are gardens surrounding the development along with an outside patio area and secure bin storage area.

Services

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

Management Fees: €1,700 P.A.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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