

FOR SALE

By Private Treaty



Apartment 9, Bell Harbour, Monasterevin, Co. Kildare, W34 DA02

GUIDE PRICE: €250,000



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Sqm

BER C

JORDAN 

OWN DOOR GROUND FLOOR REFURBISHED APARTMENT

Apartment 9 is a light-filled and inviting residence which has been recently renovated in a sought-after development with lovely views of the Barrow Blueway. The apartment comprises of a generous living area, three good sized bedrooms, two of which benefit from built-in wardrobes and a well-proportioned family bathroom.

Monasterevin is a charming town ideally located just off the M7 Motorway at Junction 14, approximately 55km south-west of the M50, offering excellent transport links. Residents benefit from regular bus services, easy access to the M7 (approximately 3.5km away) and a direct rail service to Dublin City Centre. Moore Abbey Woods is just a short drive away featuring 250 acres of open woodland and the renowned Kildare Village Outlet is also within a 10-minute drive providing a range of designer brands at discounted prices. Monasterevin itself offers an excellent selection of local amenities including shops, schools, churches, cafés, pubs etc

This property would be ideal for a wide range of buyers including first-time buyers, those looking to trade down and investors alike.

There is no onward chain and the apartment is ready for immediate occupation upon closing.



Accommodation

Entrance Hall

Laminate floor.

Kitchen (11.81ft x 9.84ft) 3.60m x 3.00m

Newly tiled floor, subway tiled splashback, newly painted kitchen units, electric oven and hob, extractor fan, integrated fridge freezer.

Living/Dining Area (17.22ft x 15.42ft) 5.25m x 4.70m

Laminate floor, recessed lights, coving, french doors to the balcony which overlooks the canal.

Master Bedroom (13.29ft x 11.32ft) 4.05m x 3.45m

Laminate floor, coving.

En-suite

Fully tiled, w.c, vanity w.h.b, Triton electric shower.

Bedroom 2 (13.29ft x 9.84ft) 4.05m x 3.00m

Double built-in wardrobe, coving, laminate floor.

Bedroom 3 (9.51ft x 8.37ft) 2.90m x 2.55m

Built-in wardrobe, coving, laminate floor.

Bathroom

Bath, w.c, vanity w.h.b, tiled floor and surround.

Hotpress

Shelved.

Cloak Closet



Features

- PVC double glazed windows
- Electric heating
- Ample parking
- New laminate flooring throughout
- Recently refurbished
- Ground floor apartment
- Large living area
- Large verandah overlooking the canal
- Short walk from the train station

Inclusions

TBC

Outside

Ample car parking, rendered exterior, communal gardens, verandah overlooking the canal.

Services

Mains water, mains drainage, electric heating, communal bin storage area.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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