

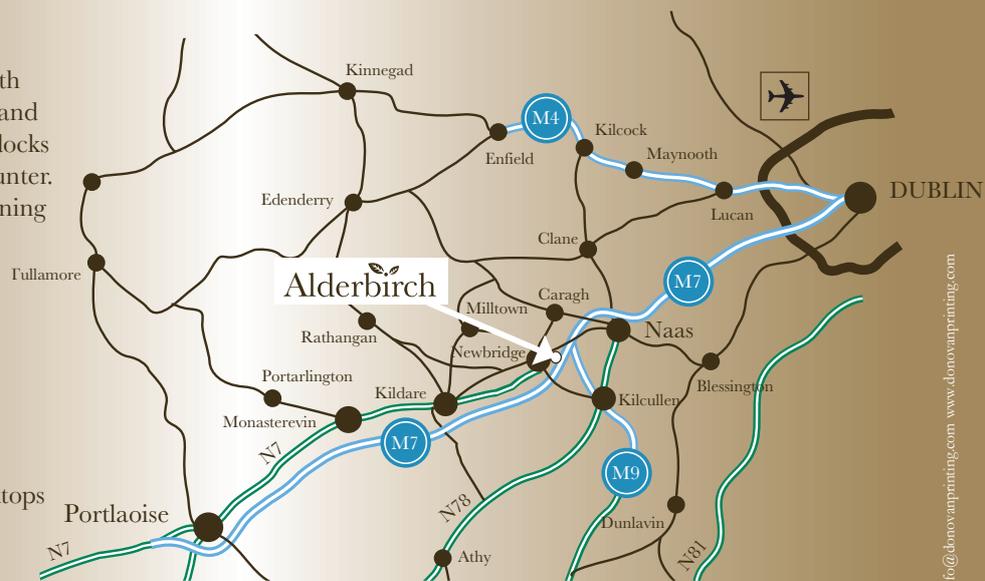


Outside

The landscaped gardens are mainly in lawn with mature trees, hedgerows, flowerbeds with post and rail fencing separating the paddocks. The paddocks are in permanent pasture ideal for ponies or hunter. Patio areas off the kitchen, family room and dining room.

FEATURES include:

- Gas fired central heating
- Alarm
- Woodgrain PVC double glazed windows
- Cut stone exterior
- Granite sills
- Pine fitted kitchen with polished granite worktops
- Aga cooker
- Impressive stone entrance with electric gates



Services

Mains water, septic tank drainage, refuse collection, alarm, gas central heating, phone, ESB, Broadband.

Fixtures & fittings

Only those mentioned in these particulars are included in the sale. All others including garden ornaments, statures, light fittings and furniture are expressly excluded.



VIEWING STRICTLY BY APPOINTMENT

JORDAN, IAVI, MIREF

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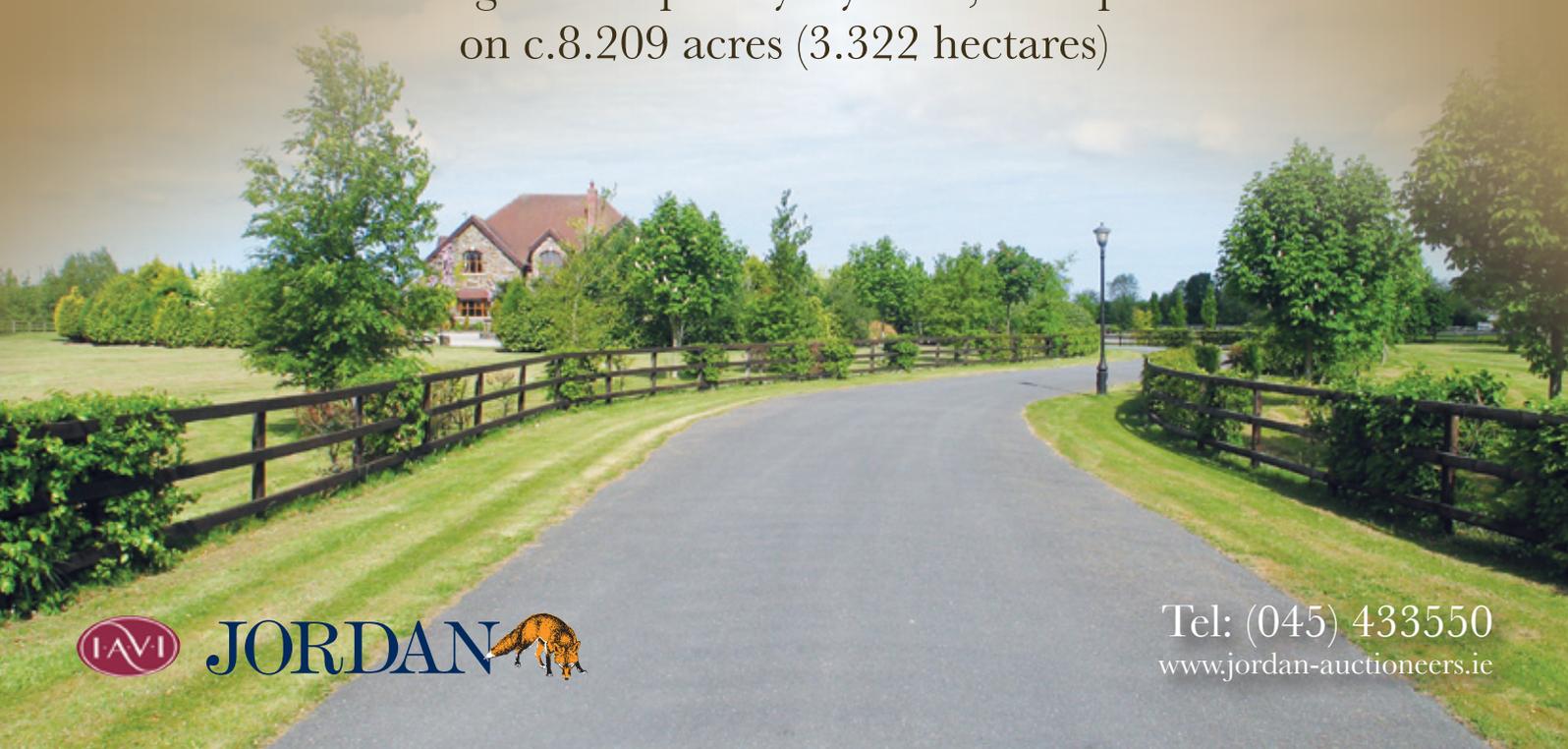
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Alderbirch

Clownings, Newbridge, Co. Kildare

A stunning contemporary style c.4,770 sq.ft. home
on c.8.209 acres (3.322 hectares)



JORDAN 

Tel: (045) 433550
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• Newbridge 2½ mls • Naas 5 mls • M7 2 mls
(Newhall Interchange Junction 10) • Dublin 21 mls



‘Alderbirch’ is an imposing stone faced residence built in 2000, standing on its own manicured gardens and grounds with paddocks, situated between Newbridge and Naas. Approached through impressive stone entrance, with electric gates, it is quietly positioned in its own tranquil setting. The property offers a rare opportunity to acquire a luxurious family home, presented in pristine condition, designed to create a sense of space and a homely atmosphere. Situated in the heart of the bloodstock industry, near Naas & Newbridge there are many amenities nearby.

Excellent Schools include primary at Athgarvan, Two Mile House and Newbridge; Secondary in Newbridge and Naas; Shopping: at Newbridge Whitewater Shopping Centre, Kildare Retail Outlet and Naas, while Dublin is only ½ hour away. Racing: Naas, Curragh & Punchestown – all only 10 mins drive. Tennis in Naas. Golf: Curragh, Naas, Rathsallagh, K Club, Palmerstown House. GAA in Newbridge and Naas, rugby, canoeing, soccer and fishing clubs all nearby. Hunting: with Kildare & South County packs.

For commuters Junction 10, M7 is only 5 minutes drive while Newbridge Railway Station provides regular service to Heuston (30 mins).

Approached through impressive stone entrance with cast iron gates the avenue winds through the gardens to large circular sweep and the front door.





Accommodation

Large bright Reception Hall 7.54m x 6.3m

With double doors leading to sweeping central staircase, tiled floor, marble fireplace with gas fire, recessed lighting.

Bright spacious Drawing Room 8.86m x 6.4m

A delightful room with bay windows, coving, wall lights, marble fireplace and double doors to garden.

Elegant Dining Room 6.84m x 6.43m

Canadian redwood flooring, coving, wall lights, bay window and French doors leading to patio area.

Family Room 4.16m x 4m

Pine flooring, coving, French doors to patio area.

Office 4m x 3.18m

Coving with built in presses.

Bright country Kitchen/ Breakfast Room 6.28m x 6.05m

Tiled flooring, pine built in ground and eye level presses, Aga cooker, island unit, extractor, electric Neff double oven, larder unit, microwave, ceramic 4 ring hob, tiled surround, sink unit, integrated dishwasher, feature circular breakfast area.

Utility: Plumbed with Belfast sink unit, tiled floor, pine presses, coving, granite/wood worktops. **Toilet:** w.c., w.h.b., tiled floor and surround.

Upstairs: Approached by a spectacular sweeping staircase with spacious surround landing c. 4.9m x 8.5m with coving.

Master Bedroom 1 6.28m x 6.28m

(incl. ensuite). A spacious room with ensuite incl. w.c. pedestal w.h.b., shower, recessed lighting, fully tiled floor and walls. Walk-in wardrobe with shelving and ample hanging space, coving.

Bedroom 2 6.9m x 4.83m

Ensuite: Shower, w.c., w.h.b., fully tiled floor and walls.

Bathroom 4.13m x 3m

Coving, recessed lighting, bath with shower attachment, pedestal w.h.b., w.c., fully tiled floor and walls.

Walk-in Hot Press: Shelved.

Bedroom 3 6.43m x 4.15m

Coving.

Bedroom 4 5.06m x 4.52m

With pine floor and coving.

Bedroom 5 4.13m x 3m

With coving.

Second Floor: Games area or storage (c. 620 sq.ft.). Ideal for additional accommodation.

