

FOR SALE BY PRIVATE TREATY

Ardenode House

BALLYMORE EUSTACE, CO. KILDARE

Imposing C.5,000 Sq.Ft. Residence
With 3 Boxes On C.3 Acres



JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: 045-433550

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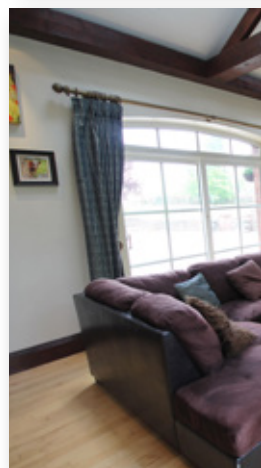
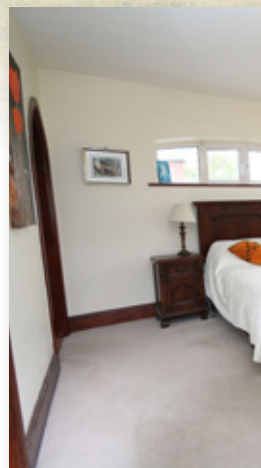


Ardenode House

BALLYMORE EUSTACE, CO. KILDARE

"Ardenode House" is a magnificent detached property approached through a granite recessed entrance with electric gates to a sweeping tree lined tarmacadam drive leading to the house and stable yard. Built approximately 20 years finished to a high specification with c.5,000 sq. ft. (c.464.5 sq. m.) of spacious well proportioned accommodation presented in excellent condition. The gardens are laid out mainly in lawn with large sandstone patio area, flower beds and trees with superb views of the surrounding countryside.

Situated in a sought after location and quiet countryside setting only 1 mile from the quaint village of Ballymore Eustace with the benefit of school, church, shops and some fine pubs/restaurants. The Dublin Bus No. 65 services the village and N81 is only 2 ½ miles giving access to Blessington (6 ½ miles) and City (24 miles). The surrounding towns of Naas (8 ½ miles), Newbridge (10 miles) and Kilcullen (6 miles) offer a wealth of facilities all within a 15 minute drive





Accommodation

Hall:	5.38m x 4.76m	Oak floor, coving, recessed lights, 10 ft ceiling, cast-iron fireplace with tiled inset and gas fire.
Sittingroom:	6.58m x 4.38m	Maple floor, coving, 10 ft ceiling, cast-iron fireplace with tiled inset and gas fire.
Livingroom:	3.84m x 2.92m	Maple floor, coving, 10 ft ceiling and cast-iron fireplace.
Kitchen:	4.75m x 3.55m	Coving, recessed lights, 10 ft ceiling, Stanley oil fired cooker, cream built-in ground and eye-level units, granite worktops, Hotpoint integrated dishwasher, Belfast sink, extractor unit, tiled floor and surround. Brick archway leading to
Diningroom:	5.45m x 4.39m	Coving, recessed lights, 10 ft ceiling, maple floor and open plan to
Familyroom:	6.06m x 4.38m	Maple floor, feature brick fireplace surround with stove, beamed ceiling, recessed lights, 13 ft ceiling and patio doors to rear.
Utility:	3.26m x 2.36m	Belfast style sink unit, plumbed, granite worktops, fitted presses, tiled floor and surround.
Toilet:		W.c., w.h.b., and tiled floor.
Conservatory:	8.8m x 3.05m	With atrium glass roof, recessed lights, tiled floor, built-in presses and patio doors to rear garden.
Upstairs:		
Landing:	5.3m x 4.76m	Oak floor and coving.
Bedroom 1:	5.43m x 4.38m	Walk-in wardrobe.
Ensuite:		W.c., w.h.b., electric shower, recessed lights, fully tiled floor and walls.
Bedroom 2:	4.38m x 3.42m	Wooden floor and built-in wardrobes.
Bedroom 3:	4.39m x 2.96m	Wooden floor and built-in wardrobes.
Bedroom 4:	3.6m x 2.98m	
Bedroom 5:	4.06m x 3.18m	Wooden floor.
Bathroom:	2.86m x 2.65m	Bath, electric shower, vanity w.h.b., w.c., recessed lights, fully tiled floor and walls.
Attic room:	4.8m x 7.15m	Wooden floor, recessed lights, built-in wardrobes, fitted study desk into eaves storage.
Annex – c.1,200 sq. ft. (c.188 sq. m.)		
Livingroom:	5.45m x 6.33m	17ft vaulted ceiling, recessed lights, granite raised fireplace and walnut floor.
Sittingroom:	6.3m x 5.47m	17ft vaulted ceiling, recessed lights, walnut floor, gas stove with granite surround.
Garage Area:	5.5m x 6.5m	With shower room and loft area





OUTSIDE:

Approached through a granite stone recessed entrance with electric gates to a sweeping tree lined tarmac avenue leading to the house and stable yard. There is a detached garage (3.85m x 4.75m) with up and over door. The yard contains 3 boxes and feed house/tack room extending to c.915 sq. ft. (c.85 sq. m.) with stone fascade and water laid on.

Gardens mainly in lawn with flower beds, shrubs and trees. The land is laid out in two paddocks all in grass. To the rear of the house is a large sandstone paved patio area.

SERVICES:

Mains water, septic tank drainage, electricity, alarm, oil heating.

SOLICITOR:

Reidy Stafford, Moorefield Terrace, Newbridge, Co. Kildare.

SPECIAL FEATURES:

- Vaulted ceilings.
- PVC double glazed windows.
- Oil fired central heating.
- Granite and brick exterior.
- Large conservatory.
- 3 boxes and feed house/tack room.
- C.5,000 sq. ft. of accommodation.
- Large sandstone patio.
- Granite entrance with electric gates.
- C.3 Acres with 2 paddocks.
- Tarmac tree lined avenue with granite kerbs.

DIRECTIONS:

From Ballymore Eustace proceed out the R411 over the river Liffey and take the next right hand turn at Country Kitchens and proceed on the R413 for 0.7 of a mile and the property is on the right hand side.



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 LIAM HARGADEN / MARK NEYLON

 Edward Street, Newbridge, Co. Kildare, Ireland

 045-433550

 liam@jordancs.ie / mark@jordancs.ie

 www.jordancs.ie