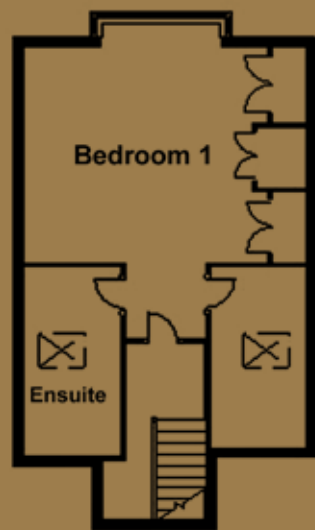


ARDROSS

DUNMURRAY, THE CURRAGH
CO. KILDARE, R51T677



VIEWING STRICTLY BY PRIOR APPOINTMENT

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JORDAN

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**A Superb Modern Residence with Mature
Landscaped Gardens, Tennis Court and Paddock on
c. 5 Acres with Spectacular Views**

FOR SALE BY PRIVATE TREATY

LOCATION

Curragh 3km, Kildare 3km, Newbridge 8km, Motorway 7km, Dublin 45km (Newlands Cross)

DESCRIPTION

Superb residence containing c. 3,526 sq.ft. (327 sq.m.) set in amidst landscaped mature gardens and grounds with complete privacy. Built in the 1980s it has bright generous living accommodation.

Conveniently situated within easy access of both Kildare and Newbridge (Arrow Train Service to City ½ hour) and just a few minutes drive from the M7 Motorway (Junction 12 - Ballymany).

AMENITIES

Racing at the Curragh, Naas and Punchestown
Golf at Cill Dara, The Curragh, Dunmurray Springs

The property is nicely set back just off the Curragh/Rathangan Road R413 and approached via electronic gates over a tarmac drive.



ACCOMMODATION

ENTRANCE HALL: Tiled floor with glass panels and door leading to reception hall

RECEPTION: 7.31m x 2.8m

STUDY AREA: 4.42m x 2.25m
Fitted bookcases, telephone point

GUEST W.C./CLOAK CLOSET: w.h.b., w.c.

DRAWINGROOM: 6.12m x 6.43m
Large room with spectacular views looking down over the Curragh and fireplace

DININGROOM: 7.92m x 4.26m

TV ROOM: 3.65m x 5.36m
Fireplace, French doors leading to garden

LOBBY: Shelved with hot press

KITCHEN: 3.65m x 2.32m
Tiled floor, built in ground and eye level oak presses, extractor fan over 4 oven oil fired Aga cooker.

BREAKFAST AREA: With built in window seats

UTILITY: 3.65m x 2.32m
Tiled floor, fitted built in units

BEDROOM 1: 4.26m x 6.31m
Built in wardrobes

ENSUITE: Bath, w.c., w.h.b., shower

BEDROOM 2: 3.35m x 5.18m
Built in wardrobes

BEDROOM 3: 3.96m x 3.35m
Built in wardrobes

MASTER BEDROOM: 5.33m x 5.05m
Bright spacious bedroom with built in wardrobes

ENSUITE: Including bath, inset shower, w.c., w.h.b., dressingroom

FAMILY BATHROOM: Inset shower, fitted units, fully tiled, recessed lights, double corner shower with w.c., w.h.b.



OUTBUILDINGS

- Double garage 5.48m x 7.19m with door leading to glasshouse
- Glass House 4.99m x 2.53m
- Garden Store 5.54m x 4.08m
- Store Room 2.46m x 3.68m
- Tack Room 4.66m x 2.49m

The gardens and grounds are a feature of the property and contain many specimen trees, shrubs and plants and are professionally landscaped and sloping away from the house, affording complete privacy with magnificent views.

Tarmac tennis court.

The land is all in permanent pasture and is ideal for pony or hunter.



SERVICES:

Private water, septic tank drainage, alarm system, central lighting, double glazing, telephone.

BER DETAILS:

Rated F

