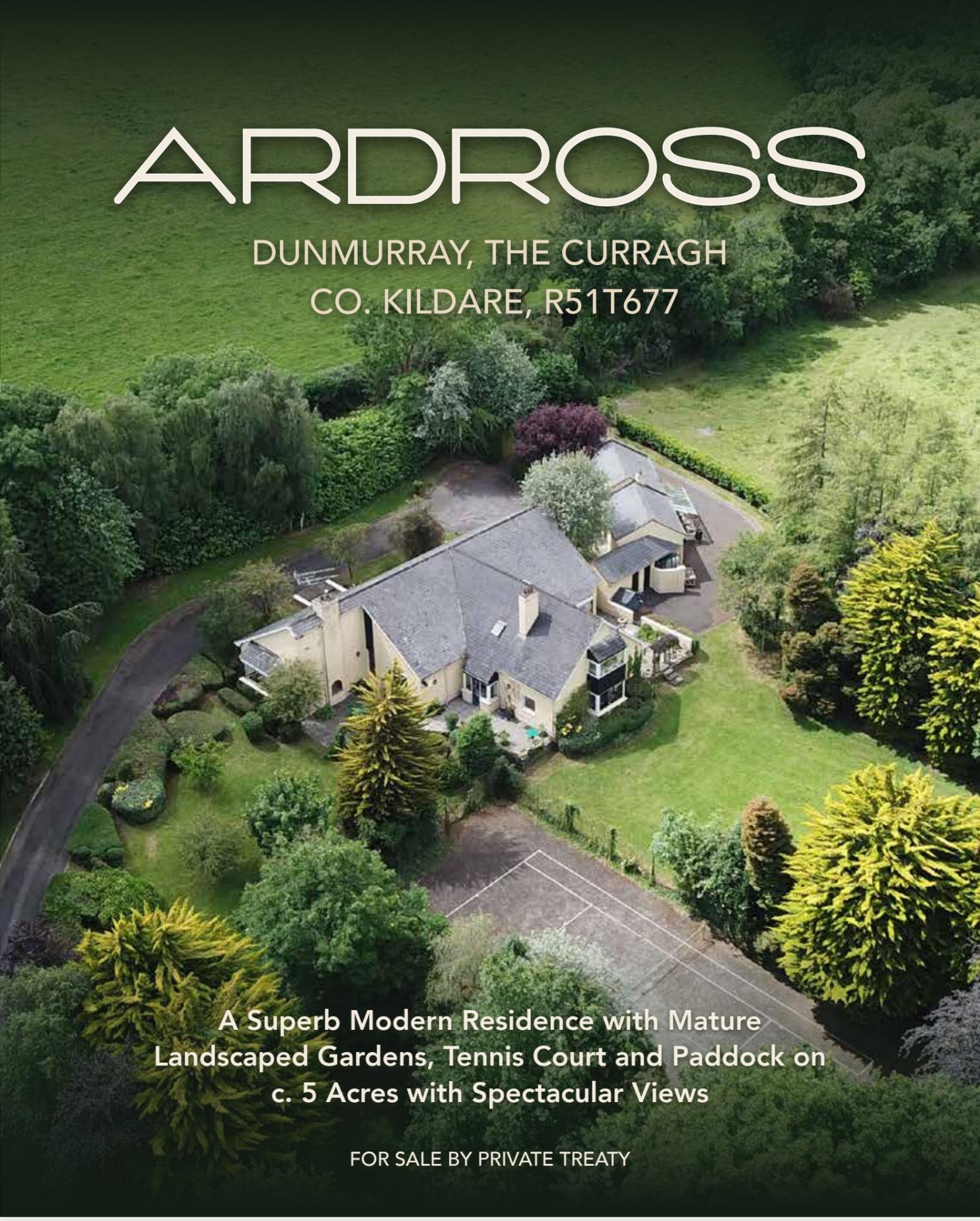




# ARDROSS

DUNMURRAY, THE CURRAGH  
CO. KILDARE, R51T677



VIEWING STRICTLY BY PRIOR APPOINTMENT

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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



**Auctioneers Estate Agents &  
Chartered Valuation Surveyors**

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## 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

