

**FOR SALE**

By Private Treaty



20 Walshestown Abbey, Newbridge, Co. Kildare, W12 FX29

 4

 4

 198.5 Sq.m.



**GUIDE PRICE: €695,000**

**JORDAN** 

## MAGNIFICENT DETACHED C. 2,137 SQ.FT. 4 BEDROOM RESIDENCE

Jordan Auctioneers are delighted to present No. 20 Walshestown Abbey, a superb four-bedroom detached family home extending to approximately 198.5 sq.m. (2,137 sq.ft.), ideally positioned at the end of a quiet cul-de-sac of 7 houses overlooking a green area within this highly sought-after residential development. Built by Roseberry Construction in 2003, the property offers bright and generously proportioned accommodation presented in excellent condition throughout, together with a beautifully landscaped rear garden with large paved patio areas ideal for outdoor entertaining. Walshestown Abbey is a low-density development of just 50 detached homes located approximately 1.8 km from the town centre and within easy reach of a wide range of amenities.

The house benefits from a range of quality features including double glazed windows, gas-fired central heating, brick and monocouche low-maintenance exterior finish, built-in wardrobes in all bedrooms, two ensuite bedrooms and a fitted kitchen with granite worktops and splashback. Outside, the property enjoys a beautifully manicured rear garden with large paved patio areas, lawns and well-planted flower beds, providing an ideal space for outdoor dining and entertaining.

This is an ideal family home, offering generously proportioned accommodation within a low-density development of all detached houses, conveniently located within walking distance of the town centre. The property must be viewed to be fully appreciated.

The town centre offers an excellent range of restaurants, cafés, pubs, banks, post office, schools and churches, together with superb shopping facilities including TK Maxx, Penneys, Dunnes Stores, Tesco, Lidl, Aldi, Newbridge Silverware, Woodies and DID Electrical, as well as the Whitewater Shopping Centre, which features over 75 retail outlets, a food court and cinema. The renowned Kildare Village Outlet Shopping Centre is also just a 10-minute drive, offering designer shopping at discounted prices.



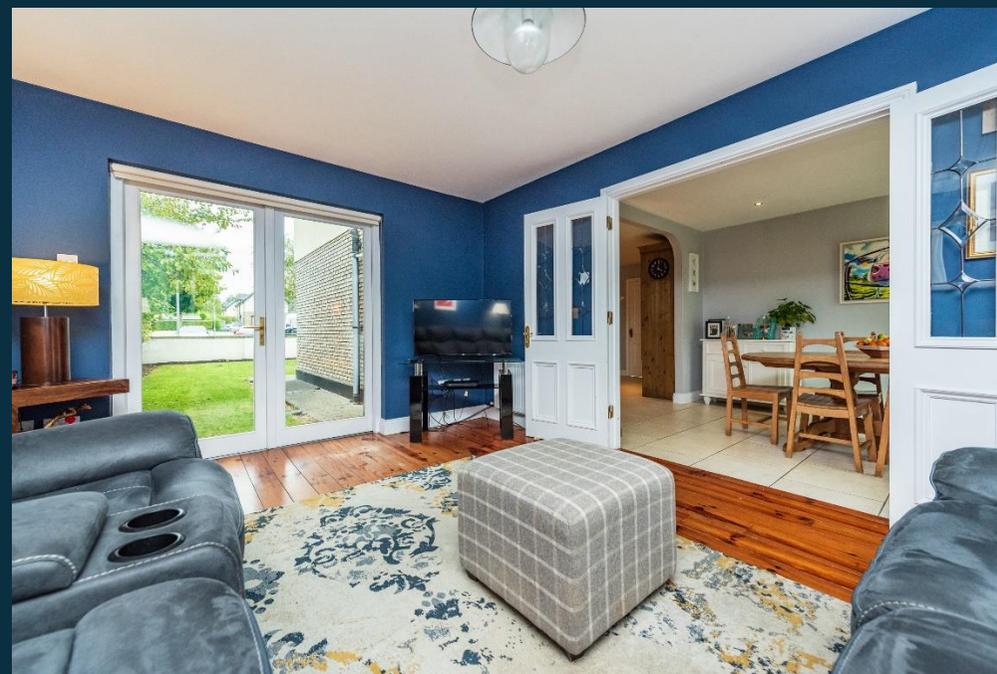
Upon entering the property, a welcoming entrance hall with tiled floor and French doors leading to the rear garden sets the tone for the spacious accommodation within. Off the hall is a bright sitting room with bay window, fireplace with gas fire and two large display cabinets. On the opposite side of the hall there is a TV room / study, complete with fitted desk and shelving, ideal for home working.

To the rear of the house is the kitchen, fitted with a range of ground and eye-level units, granite worktops and splashback, together with integrated appliances, which opens into the dining room with French doors to the rear garden. Double doors lead from the dining room to a living room with wooden flooring and French doors opening to the front garden. The ground floor accommodation also includes a utility room and guest WC.

Upstairs there are four generous bedrooms, all with benefit of built-in wardrobes, including two ensuite bedrooms, together with a separate family bathroom.

The area benefits from excellent road and rail connectivity, with a bus service available from the Main Street, convenient access to the M7 Motorway at Junction 12 (Ballymany) and a regular commuter rail service from the town directly to Dublin City Centre, serving both Heuston Station and Grand Canal Dock.

A wide range of sporting and recreational amenities are available locally, including GAA, rugby, soccer, hockey, athletics, swimming, canoeing, fishing, gyms and leisure centres, together with horse riding, golf and basketball. The renowned racecourses at The Curragh, Naas and Punchestown are also within easy reach.



## Accommodation

### Entrance Hall (15.49ft x 9.65ft) 4.72m x 2.94m

Tiled floor, coving, recessed lights, understairs storage and French doors leading to rear garden.

### Sitting Room (18.93ft x 15.85ft) 5.77m x 4.83m

into bay window, laminate floor, fireplace with gas fire, 2 x fitted display cabinets, coving and wall lights.

### TV Room/Study (15.42ft x 8.96ft) 4.70m x 2.73m

With wooden floor, fitted study desk and shelving.

### Kitchen (15.78ft x 11.15ft) 4.81m x 3.40m

Tiled floor, double ceramic sink, tile surround, integrated Zanussi dishwasher, Neff oven, electric hob, extractor, built-in ground and eye level presses, granite worktop/splashback and open plan to:

### Dining Room (12.34ft x 10.30ft) 3.76m x 3.14m

Tiled floor, recessed lights, French doors to rear garden and double doors leading to:

### Living Room (16.01ft x 11.68ft) 4.88m x 3.56m

With wooden floor and French doors leading to front garden.

### Utility Room

s.s. sink unit, fitted presses, plumbed and tiled floor.

### Guest WC

w.c., w.h.b., tiled floor.



## First Floor

### Landing

### Hotpress

Shelved with immersion.

### Bathroom

w.c., w.h.b., bath with shower attachment, fully tiled floor and walls.

### Bedroom 1 (15.85ft x 13.12ft) 4.83m x 4.00m

Range of sliding wardrobes.

### En-suite

w.c., w.h.b., rainwater shower, heated towel rail, fully tiled floor and walls.

### Bedroom 2 (12.63ft x 11.91ft) 3.85m x 3.63m

Built-in wardrobe.

### En-suite

w.c., w.h.b., electric shower, fully tiled floor and walls.

### Bedroom 3 (15.75ft x 10.10ft) 4.80m x 3.08m

Wooden floor and built-in sliding wardrobes.

### Bedroom 4 (9.19ft x 8.99ft) 2.80m x 2.74m

With laminate floor and built-in sliding wardrobes.



## Features

- Gas fired central heating.
- Double glazed windows.
- Low maintenance brick/monocouche exterior.
- c. 198.5 sq.m. (c. 2,137 sq.ft.) of accommodation.
- Fitted kitchen with granite worktops and splash back.
- Landscaped gardens with large paved patio areas.
- Quiet cul de sac overlooking a green area.
- Excellent condition throughout.
- 2 ensuite bedrooms.
- 4 reception rooms
- 4 bedrooms - built in wardrobes in all bedrooms.
- Walking distance of Town Centre.
- Good road and rail infrastructure with bus, motorway and train.
- Excellent recreational, educational and shopping facilities.
- Low density development of only 50 detached houses.
- Ideal family home.



## Outside

Approached by a driveway to front with front garden in lawn with trees and hedges, side access on both sides of the house with gates leading to rear garden with lawns, large paved patio areas, flower beds, trees and hedges, Barna shed and outside tap.

## Services

Mains water, mains drainage, refuse collection, gas fired central heating, electricity, broadband.

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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