

FOR SALE

By Private Treaty



**The Mews, Clonmoyle West, Rathangan, Kildare, Co. Kildare
R51 HN83**



2



2



1,100 SqFt

BER C2

GUIDE PRICE: €250,000

JORDAN 

QUAINT STONE FACED TWO BEDROOM MEWS ON C. 1.26 ACRES

The Mews is set back from the road approached through electric gates through electric gates. Set amid a mature garden mainly in lawn with trees and flower beds. The Mews contains c. 1,100 sq.ft. of well-presented accommodation with the benefit of double-glazed windows, oil-fired central heating. To the rear there is a selection of outbuildings containing storage room and two stables, ideal for further conversion (subject to the usual PP). On entering the house you have a large open plan kitchen, dining, living area which encompasses the entire ground floor and upstairs there are two ensuite bedrooms.

The property enjoys a peaceful countryside setting, offering a tranquil retreat away from the hustle and bustle of everyday life, while remaining conveniently located just 4km from Rathangan, where a range of schools, shops and pubs are available.

The surrounding towns of Monasterevin (c. 6.5 km), Kildare Town (c. 12 km) and Newbridge (c. 18 km) provide an excellent range of shopping, dining and entertainment facilities, including Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodies and DID Electrical, together with the Whitewater Shopping Centre, which features over 75 retail outlets, food court and cinema. The renowned Kildare Village Outlet Shopping Centre is also within easy reach, offering designer shopping at discounted prices.

The area benefits from excellent transport infrastructure, with Monasterevin Train Station providing a regular commuter rail service to Dublin City Centre, while the M7 Motorway is accessible at Junction 14, approximately 9 km away, ensuring convenient connectivity to the capital and beyond.



Accommodation

Kitchen/Dining/Living

Large open plan kitchen/dining/living area with tiled floor, solid fuel stove with brick surround, built-in ground and eye level presses, plumbed, s.s. sink unit, electric oven, electric hob and tiled surround.

Upper Landing

Bedroom 1

Shower Room

With w.c., w.h.b., shower and fully tiled floor and tiles.

Bedroom 2

Shower Room

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



Features

- Approached through electric gates to a long avenue set-back from road
- Stone faced exterior
- Set on c. 1.26 Acres
- c. 1,100 sq.ft. of accommodation
- Open plan kitchen/dining/living area
- Double glazed windows
- Oil-fired central heating
- Two ensuite bedrooms
- Selection of outbuildings (ideal for conversion subject to PP)
- Rathangan (4 km), Monasterevin (6 ½ km), Kildare (12 km), Newbridge (18 km)

Outside

Approached through a recessed entrance with electric gates to a long driveway leading up to the Mews with gardens laid out mainly in lawn with mature trees and hedges. To the rear there is a store and 2 boxes, ideal for further conversion (subject to the usual PP).

Services

Oil-fired central heating, electricity.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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