



BER A2

38 Blackrath Vale, Athgarvan, Newbridge, Co. Kildare, W12AX65.

**Sherry
FitzGerald**
O'Reilly

***38 Blackrath Vale,
Athgarvan,
Newbridge,
Co. Kildare,
W12AX65.***

***An exceptional 5
bedroomed detached
home set in the
peaceful Liffey-side
village of Athgarvan.***

Asking Price €670,000

For Sale by Private Treaty

***Selling agents
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Sherry FitzGerald O'Reilly are proud to introduce you to 38 Blackrath Vale, an exceptional 5 bedroomed detached home set in the peaceful Liffey-side village of Athgarvan.

This is a wonderful family home, presented in show home condition and offering an abundance of light, space, and sophisticated styling. The interior décor has been creatively designed by Design Stories and boasts stunning additions such as custom joinery, exquisite wallpaper, upgraded bathroom sanitaryware, and high-quality fixtures and fittings, all adding a touch of luxury.

Boasting an impressive A BER rating, this residence is packed with energy-efficient features, such as air to water heating and extra high levels of insulation.

Athgarvan offers the best of both worlds, offering a quiet rural village setting while also just 5 mins drive from Newbridge and Kilcullen, both thriving towns providing an excellent selection of amenities including shops, cafés, restaurants, pubs, Theatre, cinema, secondary schools and retail facilities such as the Whitewater Shopping Centre. Athgarvan village features a Primary school, Montessori, The Athgarvan Inn – bar and restaurant, convenience shops, GAA Club, Liffeside walks and a Pitch and Putt Club. The surrounding area is rich with recreational facilities. It is beside the Curragh Plains—a world-renowned 4,500-acre expanse of open parkland ideal for walking, cycling, and running. Close by are rugby, soccer, canoeing, golf and fishing.

This property boasts gracious and well-proportioned accommodation- it briefly comprises- hallway, sitting room, kitchen/living/dining room, utility room, guest wc. Floor 1 – 4 bedrooms (one with en-suite), pantry room and family bathroom. Floor 2 – office, linen room, bedroom 1 with walk-in wardrobe and en-suite.

Hallway 5.75m x 2.33m (18'10" x 7'8"): The entrance hallway is a bright, welcoming space with an oak laminate floor and carpet runner to stairs. It features bespoke understairs storage, radiator cover and panelling and fitted closet.

Sitting Room 5.09m x 3.85m (16'8" x 12'8"): The elegant Sitting room boasts a large window to front, distinctive wall panelling, and a wall mounted ribbed entertainment unit. The space is complete with an oak laminate floor underfoot.

Guest WC 1.76m x 1.48m (5'9" x 4'10"): The floor of the guest wc is beautifully tiled in a patterned graphite tile, complemented by the panelling to walls. It includes a close coupled wc, led mirror, gold heated towel rail and vanity.



Kitchen/Dining/Living 6.26m x 5.96m (20'6" x 19'7"): This bright, open-plan space is bathed in natural light, thanks to a large sliding door that seamlessly connects the interior to the garden. This space is defined by its clean lines and premium finishes. The kitchen offers contemporary shaker style cabinets and soft close drawers, with a premium quartz worktop and splashback. The island serves as the room's focal point, featuring an undermount sink, storage, dishwasher and seating for casual dining. The high spec appliances include a 4-ring ceramic induction hob, a double oven, combi oven and a fully integrated fridge-freezer.

Utility Room 1.7m x 1.32m (5'7" x 4'4"): The has a laminate oak floor.



Floor 1 - Landing 4.65m x 2.5m (15'3" x 8'2"): The landing is floored in a luxury carpet and has a hotpress off.

Pantry Room 1.5m x 1.4m (4'11" x 4'7"): With laminate floor.

Bedroom 2 1.5m x 1.4m (4'11" x 4'7"): This is a superb double bedroom with front view, a selection of fitted wardrobes and carpet floor.

En-Suite 2.52m x 1.2m (8'3" x 3'11"): The sophisticated ensuite is fitted with contemporary wc, vanity, shower cabinet and heated towel rail. With tiling to floor and shower.

Bedroom 3 3.59m x 3.26m (11'9" x 10'8"): This is a generous double bedroom with fitted wardrobes, oak laminate floor, feature wallpaper and lovely views over the fields beyond.

Bedroom 4 3.28m x 2.57m (10'9" x 8'5"): A double room with rear view, it has a carpet floor and attractive panelling to one wall.

Bedroom 5 2.49m x 2.27m (8'2" x 7'5"): With carpet floor, this is a single room with front aspect.

Bathroom 2.43m x 1.67m (8' x 5'6"): The stylish family bathroom comprises a close coupled wc, wash basin and bath, with tiling to floor and surrounds.





Floor 2

Landing 2.03m x 1.12m (6'8" x 3'8"): With carpet floor.

Linen Press 1.6m x 0.91m (5'3" x 3'): With laminate floor.

Office 3.59m x 2.11m (11'9" x 6'11"): The office features a Velux window overhead and a laminate floor underfoot.

Bedroom 1 6.29m x 4.17m (20'8" x 13'8"): This is a substantial bedroom with wonderful views over the fields and distant mountains. It includes walk-in wardrobe and en-suite.

Walk-in Wardrobe 3.2m x 2.11m (10'6" x 6'11"): With open wardrobes and carpet floor.

En-Suite 2 3.19m x 2.93m (10'6" x 9'7"): The en-suite is fitted with modern wc, wash hand basin and quadrant shower unit. With tiling to floor and walls.



Special Features & Services

- Built 2025
- Extends to a generous 197m² of accommodation.
- A-Rated energy efficient home.
- Professional designed interiors.
- Air Source Heat Pump system located externally with aluminium radiators.
- Very high levels of insulation incorporated in floors, walls and roof.
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness.
- Overlooking open countryside to rear.
- High performance, low U-value windows and external doors.
- Zappi electric car charger and parking for 2 cars in drive.
- Extra-large back garden in lawn with steel garden shed.
- Upgraded sanitaryware in the stylish bathrooms.
- Bespoke covers to all radiator's downstairs.
- Ring doorbell.
- All carpets, blinds and listed appliances included.
- Premium Cavalier 14mm laminate flooring on ground floor level.
- Low maintenance attractive brick front elevation.
- Upvc soffit and fascia.
- Home Bond Guarantee.
- Short walk to Athgarvan National School, Montessori, GAA Club, Athgarvan Inn, Pitch and Putt Club and local shops.
- Beside the Curragh plains, perfect for walks and runs.
- Just 12-minute drive to Newbridge Station for quick access to Heuston and Connolly Stations.
- Junction 12 of the M7 only 3 km away, and Junction 2 of the M9 just a 4 km drive.

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OUTSIDE

To the front the driveway can accommodate 2 cars off street and includes a Zappi electric car charger. The cobble lock drive is lined on both sides by red robin hedging. Set on a corner site, this home offers a very large back garden. Currently in lawn, it is just awaiting landscaping.

Steel Shed 1.82m x 3.04m (6' x 10'):







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