



SUPERB DETACHED HOME ON A WONDERFUL C. ½ ACRE SITE

RIVENDELL, BELAN, MOONE, CO. KILDARE R14 YO26

Guide Price: €320,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

RIVENDELL, BELAN, MOONE, CO.
KILDARE R14 YO26

FEATURES:

- c.1,960 sq. ft. of accommodation.
- c. ½ Acre site.
- Stone fascade.
- Behind a stone wall and entrance.
- Wonderful mature site enclosed by trees and hedges.
- Double glazed windows.
- Oil fired central heating.
- 4/5 bedrooms and 4 bathrooms.
- Easy access of M9 Motorway and train service.

DESCRIPTION:

Rivendell is a fine detached family home containing c.1,960 (c.182. sq. m.) of well proportioned accommodation with stone exterior, PVC double glazed windows and oil fired central heating. Situated on a wonderful c. ½ Acre site, set behind a stone wall with a stone recessed entrance to a mature site with sweeping gravel drive, lawns, paved patio area, wooden deck, children's play centre and garage all enclosed by mature trees offering a haven of peace and tranquillity. Located c.1 mile off the R448 (Old Dublin/Carlow Road), 3 ½ miles Castledermot, 10 miles Carlow, 14 miles Kilcullen, 6 miles Athy, these surrounding towns offer a wealth of amenities with schools, restaurants, pubs, shopping and leisure facilities. Kilkea Castle Golf Club is c. 2 ½ miles. The property has good accessibility to a good road and rail network, only 5 minutes from the M9 Motorway (Junction 3) with the train service from Athy.

ACCOMMODATION:

Porch: With tiled floor and wood panel ceiling.

Hall: 4.12m x 1.05m. With wood panel ceiling and recessed lights.

Sittingroom: 4.85m x 3.6m. Oak floor, pine fireplace and open plan to

Kitchen: 5.3m x 3.6m. Tiled floor, built-in ground and eye level presses, s.s. sink unit, plumbed, extractor, tiled surround and open plan to

Sunroom: 4.12m x 2.92m. Wood panel ceiling, recessed lights and tiled floor.

Back porch: Double doors to kitchen and French doors to garden.

Hotpress: Shelved with immersion.

Showerroom: W.c., vanity w.h.b., shower and fully tiled floor and walls.

Office: 3.56m x 2.38m. With laminate floor.

Playroom/Bedroom 5: 4.8m x 3.45m. With wooden floor.

Bedroom 3: 4.85m x 3.6m including ensuite and wooden floor.

Ensuite: w.c., w.h.b. and shower.

Bedroom 4: 4.8m x 2.86m including ensuite with wooden floor.

Ensuite: Shower, w.c. and w.h.b.

INCLUSIONS:

Blinds, curtains, light fittings, play centre and cooker.

Upstairs:

Bedroom 1: 5.56m x 4.8m including ensuite with wooden floor.

Ensuite: w.c., w.h.b., bath with shower attachment, electric shower, glass block wall, tiled floor and surround.

Bedroom 2: 2.6m x 4.8m with wooden floor.

OUTSIDE:

Set back behind a stone wall with a stone recessed entrance to a sweeping gravel drive with gardens laid out mainly in lawn with wooden deck, paved patio area, flower beds, play centre, barna shed, garage (c.6.3m x 3.5m) all standing on c. ½ Acre enclosed by mature trees.

SERVICES:

Well water, septic tank drainage, oil fired central heating and electricity.

SOLICITOR:

Hegartys, Market House, Dublin Road, Maynooth.

Keith Walsh, 8 St. Agnes Road, Crumlin Village, Dublin 12.

BER: C3 111185146

CONTACT:

Liam Hargaden

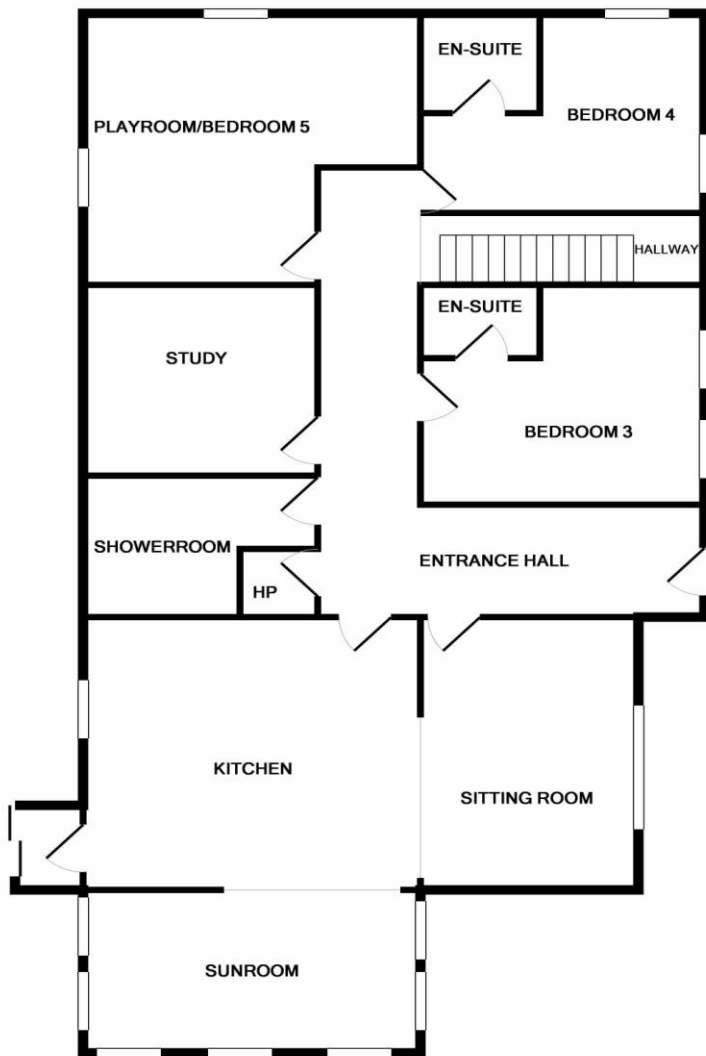
M: 086-2569750 T: 045-433550

E: liam@jordancs.ie

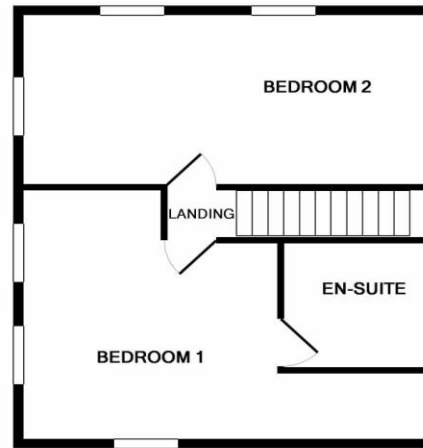
VIEWING STRICTLY BY APPOINTMENT
WITH SOLE SELLING AGENT







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1960 SQ.FT. (182.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018

Directions:

Coming from the Kilcullen direction continue south on R448 until you come to the Moone High Cross Inn, take the right turn and proceed for 1 miles and the house is on the left hand side.



**Edward Street,
Newbridge,
Co. Kildare.
T: 045-433550
www.jordancs.ie**

JORDAN 

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2018. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007518 © Government of Ireland.