



**EXCEPTIONAL DETACHED BUNGALOW ON C.0.75 ACRE WITH 4 BOXES
AND SAND ARENA**

FORGE LODGE, GREEN ROAD, LUMVILLE, THE CURRAGH, CO. KILDARE

Guide Price: €525,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

FORGE LODGE, GREEN ROAD, LUMVILLE, THE CURRAGH CO. KILDARE

DESCRIPTION:

Forge Lodge is a gem situated in the sought after location of the Green Road only 50 metres from the Curragh Plain ideal for all leisurely outdoor pursuits. Approached through electric gates to a gravel driveway standing on c.0.75 Acre of wonderful mature landscaped gardens mainly in lawn with shrubs, flower beds, 2 wooden decks and enclosed by trees/hedges offering a nice quiet private oasis. To the rear are 4 boxes, sand arena and paddock, this would be ideal for the horse enthusiast. The house is presented beautifully in excellent condition throughout with oil fired central heating, PVC double glazed windows, Stanley oil fired cooker and stove. Adjacent to the property is Gael Scoil and Educate Together Primary Schools with Athgarvan Primary School closeby. The area is well serviced by a good road and rail infrastructure with the bus route (126) on the Green Road, M7 Motorway access at Junction 12 (c.1km) and train service from town direct to City Centre.

Newbridge has a wealth of amenities on your doorstep with restaurants, pubs, banks, post office and shopping to include Tesco's, Dunnes Stores, Woodies, D.I.D. Electric, Newbridge Silverware, Lidl, Supervalu, Penneys, T.K. Maxx and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. For the sporting enthusiast there is GAA, soccer, rugby, canoeing, fishing, horse riding, hockey, basketball, leisure centre, golf and racing in the Curragh, Naas and Punchestown.

ACCOMMODATION:

Entrance Hall: 3,25n x 1,75m.
With solid maple floor, coving and cloak closet.

Sittingroom: 4.45m x 3.85m
With solid maple floor, coving marble fireplace with gas fire.

Kitchen/Diningroom: 7m x 3.25m
With laminate floor, built-in ground and eye level presses, s.s.sink unit, tiled splashback, Stanley oil fired cooker, Whirlpool oven and hob, extractor, recessed lights, French doors to patio area and double doors leading to

Familyroom: 5.45m x 3.6m
With wooden floor, coving, feature fireplace with stove and French doors leading to wooden deck.

Utility:
Tiled floor, plumbed and fitted press.

Bedroom 1: 4.16m x 3.26m

Ensuite:
w.c., w.h.b, power shower, fully tiled floor and walls.

Bedroom 2: 3.9m x 3m
With built-in wardrobes and maple floor.

Bedroom 3: 3.35m x 2.8m
With oak floor.

Bedroom 4: 2.95m x 2.8m
With built-in wardrobes and oak floor.

Hotpress:
Shelved with immersion.

Bathroom:
w.c., w.h.b., bath with shower attachment, tiled floor and electric shower.

FEATURES:

- Electric security gates.
- C.0.75 Acre manicured mature gardens.
- Oil fired central heating.
- PVC double glazed windows.
- 4 boxes and paddock.
- 2 wooden decks and paved patio area.
- Excellent sought after location.
- Adjacent to the Curragh Plains.
- Easy access of bus, train and M7 Motorway.

OUTSIDE:

Approached through electric gates to a gravel drive standing on c.0.75 Acre with lawns, flower beds, shrubs, 2 wooden decks, paved patio area, barna shed, 4 boxes and paddock all enclosed by mature trees/hedges.

SERVICES:

Mains water, mains sewerage, oil fired central heating, refuse collection.

INCLUSIONS: carpets, curtains, blinds, light fittings and integrated appliances.

SOLICITOR: Patrick J. Farrell & Co.,
Charlotte Street, Newbridge, Co. Kildare.

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