



**EXCEPTIONAL DETACHED C. 2,570 SQ.FT. 5-BEDROOM DORMER BUNGALOW ON C. 0.8 ACRE WITH DETACHED GARAGE**

**Christianstown, Milltown, Newbridge, Co. Kildare, W12 X858**

**GUIDE PRICE: € 600,000**



**PSRA Reg. No. 001536**



## Christianstown, Milltown, Newbridge, Co. Kildare, W12 X858

### FEATURES:

- \* Gas fired central heating
- \* Double glazed windows throughout
- \* Large c. 0.8 acre landscaped site
- \* Separate detached double garage c. 565 sq.ft. (c. 52.5 sq.m.)
- \* c. 2,570 sq.ft. (c. 239 sq.m.) of spacious accommodation
- \* Presented in excellent condition throughout
- \* Nice quiet rural setting
- \* Newbridge (8km), Kildare (8km), Rathangan (7½km)
- \* Train service from Newbridge or Kildare Town station
- \* M7 Motorway access only 10 minutes at Junction 12
- \* Energy efficient B rated home.

### DESCRIPTION:

Jordan Auctioneers are delighted to offer this superb detached 5 bedroom spacious family home to the market. Situated in a nice quiet rural setting only 3km from the village of Milltown with the benefit of primary school, church, shop, 2 pubs and restaurant. This fine family home is approached through a recessed stone entrance to a gravel tree lined driveway which proceeds to the front and rear of the house. The site stands on c. 0.8 acre mainly in lawn with feature stone wall to front, flower beds and mature trees. There is also a generous detached double garage c. 565 sq.ft. (52.5 sq.m) to the side. Built c. 25 years containing c. 2,570 sq.ft. (c. 239 sq.m.) of spacious light-filled accommodation with features including sunroom, gas fired central heating, double glazed windows, B3 energy efficient, 9ft. ceilings downstairs, marble fireplace with insert Stanley stove, 5 bedrooms and 3 bathrooms plus ensuite. Located in a convenient position to the surround towns of Newbridge (8km), Kildare (8km) and Rathangan (7½km) which offer an excellent array of educational, recreational and shopping facilities with the Whitewater Shopping Centre and Kildare Retail Outlet Village. Commuters have the benefit of the train service from Newbridge or Kildare Town stations, bus route through Milltown and from Kildare or Newbridge and 10 minutes from the M7 Motorway (access at Junction 12) only c. ½ hour from the M50.

### ACCOMMODATION:

Porch : 2.17m x 0.96m  
Tiled floor, sliding entrance door, recessed lights.

Entrance Hall : 5.18m x 2.47m  
With oak floor, coving and understairs storage closet.

Sitting Room : 5.22m x 4.70m  
With bay window, oak floor, coving and marble fireplace with Stanley insert stove.

Kitchen/Dining Room : 6.60m x 4.50m  
Into bay window, coving, cream built-in ground and eye level presses, s.s. sink unit, Zanussi integrated dishwasher, Leisure electric/gas cooker, Leisure cooker hood, coving and laminate floor.

Sun Room : 3.86m x 3.54m  
With wall lights, laminate floor, recessed lights and patio doors leading to wooden deck.

Back Hall : 3.46m x 1.00m  
With coving.

Guest WC :  
w.c., w.h.b., tiled floor and surround.

Utility Room :  
Tiled floor, plumbed, s.s. sink unit, tiled surround and fitted presses.

Bedroom 1 : 4.75m x 4.47m  
Into bay window with coving and oak floor.

En-suite :  
Shower, w.c., w.h.b., tiled floor and surround.

Bedroom 2 : 4.00m x 3.73m  
With oak floor and coving.

Bathroom :  
Electric shower, free-standing cast iron bath with shower attachment, w.c., w.h.b., linen cupboard, tiled floor and surround.

Bedroom 3 : 3.86m x 3.46m  
With coving and oak floor.

Landing :  
With storage press and recessed lights.

Bedroom 4 : 5.16m x 4.86m

Bedroom 5 : 5.16m x 3.50m  
With closet and access to eaves storage.

Hotpress : Shelved.

Bathroom :  
Corner electric shower, vanity w.h.b., w.c. and tiled surround.

### OUTSIDE:

Approached by a stone recessed entrance with gates leading to a gravel tree-lined driveway which proceeds to the front and rear of the house. This mature site stands on c. 0.8 acre mainly in lawn with flower beds and mature trees. There is a feature stone wall to the front of the property and a detached double garage to the side (c. 10.5 x 5) with 2 roller doors. Also a wooden deck, polytunnel, outside taps and outside electrical point.

### SERVICES:

Mains water, Puraflow septic drainage, Fibre broadband, gas fired central heating (gas burner has been replaced in recent years), wired for electric gates and CCTV, refuse collection and alarm.

### INCLUSIONS:

Fixtures and fittings, cooker, integrated fridge and dishwasher, curtains and blinds

### SOLICITOR:

D'Arcy & Co., Claregate Street, Kildare

**BER:** B3

**BER NO:** 103256384

### CONTACT:

Liam Hargaden  
M: 086 2569750 T: 045-433550  
E: liam@jordancs.ie

















**Edward Street,  
Newbridge,  
Co. Kildare**  
**T: 045-433550**  
**[www.jordancs.ie](http://www.jordancs.ie)**

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