



**DETACHED 4 BEDROOM RESIDENCE IN SUPERB ESTATE**

**12 BRIDGEFIELD MANOR, ATHY, CO. KILDARE R14 YT21**

**GUIDE PRICE: €375,000**

**JORDAN** 

PSRA Reg. No. 001536

**FOR SALE BY PRIVATE TREATY**  
**12 BRIDGEFIELD MANOR,**  
**ATHY, CO. KILDARE R14 YT21**

**LOCATION:**

Jordan Auctioneers are delighted to offer this superb 4-bedroom detached residence located in a sought-after estate on the edge of Athy.

Built in the 2000's this house is in excellent condition throughout containing c.174 sq.m (1,872 sq.ft inc garage) of generous accommodation on a mature, fully enclosed site.

The property is within walking distance of the town centre, train station and the banks of the River Barrow. For those commuting the property is a short distance from the M9 Motorway and accessible to a range of locations including:

Newbridge:	28km
Naas:	45km
Portlaoise:	25km
Carlow:	20km

Athy itself is an attractive commercial town with a thriving local community including plenty of amenities, shops, bars and restaurants. The train station is on the Dublin to Waterford intercity route, with on average 9 trains per day and travelling time to Dublin ranging from 45 mins – 1 hour.

Bridgefield Manor is one of the best estates in Athy dominated by homeowners and the common areas are well maintained with an active resident's association.

**ACCOMMODATION:**

**Entrance Hall:** 6.49m x 1.87m  
Tiled floor, wall lights and recessed spot lighting. Alarm panel.

**Office / Playroom:** 1.87m x 4.73m  
Timber floor.

**Living Room:** 3.61m x 5.37m  
Timber floor, sandstone fireplace with marble hearth and surround (gas inset) and double doors leading to:

**Dining Room:** 3.90m x 4.98m  
Timber floors, recessed spotlights and French doors to garden.

**Kitchen:** 5.40m x 5.20m  
Built in ground and eye level presses, stainless steel sink unit, mosaic tiled splashback, Beko integrated oven, hob and extractor.

**Utility room:** 2.16m x 2.06m  
Built in presses, stainless steel sink, plumbed for washer / dryer and door to outside.

**Bathroom:**  
Tiled floor to ceiling with w.c & w.h.b.

First Floor:

**Bedroom 1:** 3.92m x 2.98m  
With built in wardrobes.

**Bedroom 2:** 2.99m x 3.91m  
With built in wardrobes.

**Bathroom:** 2.75m x 2.0m  
Tiled floor to ceiling with w.c, w.h.b, bath with electric power shower.

**Master Bedroom 3:** 4.57m x 3.24m  
With built in wardrobes

**Ensuite** tiled floor to ceiling with w.c. w.h.b and power shower.

**Bedroom 4:** 3.88m x 3.27m  
With built in wardrobes.

**Hot Press.**

**Garage:** 2.89m x 4.96m  
Integrated and ideal for conversion with concrete floor and ESB.

**OUTSIDE:**

Cobble loc drive with parking for numerous cars. Lawns to front and side with mature trees and side access.

**SERVICES:**

Mains water, main water, gas fired central heating & ESB.

**INCLUSIONS:**

Fixtures only.

**FEATURES:**

- Large living and bedroom accommodation Integrated garage ideal for conversion.
- Private, mature garden on an enclosed site.
- UPVC fascia & soffit (maintenance free).
- Hardwood double glazed windows.



No: 106386519

**OFFERS:**

To be submitted in email format with proof of funds.

**CONTACT:**

Clive Kavanagh MRICS, MSCSI.  
T: 045 – 433550 Email: [clive@jordancs.ie](mailto:clive@jordancs.ie)

**VIEWING STRICTLY BY  
APPOINTMENT**





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