

**FOR SALE**

By Private Treaty



**Morganstown Lodge, Morganstown, Ballymore Eustace, Co.  
Kildare, W91 C8X9**



4



4



402 Sq.m.



**GUIDE PRICE: €600,000**

**JORDAN**

## SUBSTANTIAL DETACHED 4 BEDROOM RESIDENCE ON C. 0.9 ACRE

Morganstown Lodge is a substantial detached four-bedroom residence extending to approximately 402 sq.m. (c. 4,327 sq.ft.) of spacious and well-appointed accommodation. The property benefits from features including an oil-fired Stanley cooker, sunroom, four bedrooms, four bathrooms and oil-fired central heating, creating a comfortable and versatile family home.

The residence is approached through a dual recessed entrance with a tarmac horseshoe driveway, set within mature landscaped gardens laid mainly in lawn and complemented by a selection of established trees, shrubs and hedging. The grounds also incorporate a hardcore tennis court, offering excellent recreational potential.

Upon entering the property, a welcoming reception hall with marble fireplace leads to the principal reception rooms. The sitting room features a stone fireplace and double doors opening to a large sunroom, complete with gas fire and sliding patio doors to the garden, allowing for excellent natural light and garden views.

Off the hall is the kitchen, which features a bay window, oil-fired Stanley cooker and fitted kitchen units, together with French doors opening to the rear garden. A utility room is located just off the kitchen.

Along the corridor to the opposite end of the house there is a bathroom, office and a dining room with bay window, together with a TV room featuring gas fire and exposed beamed ceilings. Double doors from the TV room lead to a spacious family room with wooden flooring, fitted presses and beamed ceiling, providing additional living and entertaining space.

The ground floor accommodation also includes an impressive main bedroom suite, comprising an ensuite bathroom, separate shower room and a reading room with door opening to the rear garden, creating a private and comfortable retreat.



Upstairs there is a study area, walk-in wardrobe/store room, three generous bedrooms and two bathrooms, offering excellent space for family living.

To the side of the property there is a large garage extending to approximately 29 sq.m., complete with up-and-over door, providing additional storage or workshop space.

Morganstown Lodge enjoys an excellent location adjacent to Punchestown Racecourse, offering a peaceful rural setting while remaining easily accessible to the surrounding towns of Naas (c. 5 km), Ballymore Eustace (c. 5.5 km), Kilcullen (c. 11 km) and Newbridge (c. 16 km). These towns provide an excellent range of restaurants, cafés, pubs, boutiques and extensive shopping facilities, including B&Q, Currys, Harvey Norman, Power City, DID Electrical, Woodies, Tesco, Dunnes Stores, Lidl, Aldi, Penneys and TK Maxx, together with the Whitewater Shopping Centre. The property is also within approximately 20 minutes' drive of the Kildare Village Outlet Shopping Centre, offering designer shopping at discounted prices.

The area benefits from excellent road and rail infrastructure, providing convenient access to Dublin and the surrounding regions. The M7 Motorway is approximately 8.5 km away, while bus services are available from Naas or Ballymore Eustace and rail services from Sallins Train Station, providing a direct commuter service to Heuston Station and Grand Canal Dock. The property is located approximately 27 km south-west of the M50.

The locality offers a wide variety of sporting and recreational amenities, including GAA, rugby, soccer, tennis, hockey, athletics, swimming, gyms and leisure centres, together with horse riding and golf. The renowned racecourses at Punchestown (approximately 2.5 km), Naas and The Curragh are all within easy reach.



## Accommodation

**Reception Hall (19.19ft x 11.09ft) 5.85m x 3.38m**  
with marble fireplace (gas fire), coving, wooden floor and cloak closet

**Sitting Room (18.21ft x 17.88ft) 5.55m x 5.45m**  
coving, wall lights, stone fireplace and double doors leading to:

**Sunroom (18.21ft x 17.88ft) 5.55m x 5.45m**  
gas fire, wooden floor and sliding patio door to rear garden

**Kitchen (17.55ft x 16.90ft) 5.35m x 5.15m**  
into bay window, tiled floor, island unit, oil fired Stanley cooker with brick surround, recessed lights, s.s. sink unit, built in ground and eye level presses, hob, extractor, integrated dishwasher and French doors leading to rear garden

**Utility Room (11.15ft x 8.37ft) 3.40m x 2.55m**  
tiled floor, s.s. sink unit, plumbed and fitted presses

**Bathroom**  
bath, w.c., w.h.b., shower

**Hotpress**  
shelved with immersion

**Office (11.15ft x 7.55ft) 3.40m x 2.30m**  
with shelving

**Dining Room (17.88ft x 13.94ft) 5.45m x 4.25m**  
into bay window with coving

**TV Room (15.75ft x 11.15ft) 4.80m x 3.40m**  
gas fire, coving, recessed lights, beamed ceiling and double doors leading to:

**Family Room (19.85ft x 10.17ft) 6.05m x 3.10m**  
with wooden floor, fitted presses and beamed ceiling



**Bedroom 1 (14.96ft x 11.81ft) 4.56m x 3.60m**  
with built in wardrobes, coving

#### **En-suite**

vanity w.h.b., w.c., fitted press, coving, shower and tiled walls

#### **Shower Room**

with built in wardrobe and walk-in pumped shower

**Reading Area (11.98ft x 8.69ft) 3.65m x 2.65m**

with closet, recessed lights, wood panel ceiling, tiled floor and door to rear garden

### **FIRST FLOOR**

**Study (9.84ft x 14.76ft) 3.00m x 4.50m**

with eave storage, built in work station

**Store Room (7.71ft x 6.89ft) 2.35m x 2.10m**

with walk-in wardrobe

**Bedroom 2 (15.85ft x 10.66ft) 4.83m x 3.25m**

into bay window, inter-connecting bathroom to bedroom and hallway

#### **Bathroom**

with vanity w.h.b., fitted press, bath, w.c. and tiled walls

#### **Landing**

storage press

**Bedroom 3 (17.55ft x 9.19ft) 5.35m x 2.80m**

with vanity w.h.b., fitted presses, study desk, wardrobe and shelving

**Shower Room (10.50ft x 6.23ft) 3.20m x 1.90m**

w.c., w.h.b., fitted presses, shower, wooden floor, recessed lights, tiled walls

**Bedroom 4 (21.82ft x 16.73ft) 6.65m x 5.10m**

into bay window, wooden floor and recessed lights



## Features

- Oil fired central heating
- 4 bedrooms and 4 bathrooms
- c. 402 sq.m. (c. 4,327 sq.ft.) of accommodation
- c. 0.9 acre mature site with tennis court
- Oil fired Stanley cooker
- Large sunroom
- Close to Naas, Ballymore Eustace and Kilcullen
- Good road and rail infrastructure nearby
- Excellent educational, recreational and shopping facilities in Naas

## Inclusions

TBC

## Outside

Approached by a dual recessed entrance with tarmacadam horseshoe shaped drive. Standing on c. 0.9 acres with mature gardens with lawns, paved patio area, pond, trees, hedges, shrubs and hardcore tennis court. Garage (5.1m x 5.7m) with up and over door.

## Services

Mains water, septic tank drainage, oil fired central heating, electricity, refuse collection, alarm

## Negotiator | Liam Hargaden

T: 045 433550 E: [liam@jordancs.ie](mailto:liam@jordancs.ie) W: [www.jordancs.ie](http://www.jordancs.ie)

## Viewings

Strictly by prior appointment only

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