



**SUPERB DETACHED RESIDENCE WITH COACH HOUSE**  
**ON C. 5.75 ACRES (2.32 HA).**

**SPIRE HILL, CORRIG, PORTARLINGTON,**  
**CO. LAOIS, R32 C2W4**

**Guide Price: €350,000**

Public Auction on  
Thursday 14<sup>th</sup> June 2018  
@ 3.00pm in the Keadeen  
Hotel, Newbridge (*u.p.s*)

**JORDAN** 

PSRA Reg No. 001536



## FOR SALE BY PRIVATE TREATY

SPIRE HILL, CORRIG, PORTARLINGTON,  
CO. LAOIS

### DESCRIPTION

Jordan Auctioneers are delighted to offer this fine detached property to the market. Located on the edge of Portarlinton, close to the train station (10 min walk) the property was originally built in 1955 and has a gross internal floor area of approx. 205 sq.m (2,206 sq.ft). The property is approached via a recessed entrance with electric gates and stands on a total area of 5.76 acres comprising mature gardens and an enclosed paddock.

The residence sits on an elevated setting giving excellent views eastwards towards Killenard and the Wicklow Mountains.

The house, although in need of some modernisation has been very well maintained throughout with several large reception rooms and a total of 5 bedrooms. Outside there are two car ports, garage and a range of stores in addition to a limestone Coach House which would be ideal for conversion into a studio, granny flat, workshop or office.

The property's location makes accessibility to the city extremely easy with frequent daily train services (3 per hour at peak times) getting you into town in less than 40 mins. In addition to this the 5 Star Killenard Hotel is only a couple of minutes from the property offering golf & leisure centre facilities. The historic Emo Court and grounds are also close by and this is a fabulous amenity. In addition the property is also directly across the road from Corrig Wood.

Portarlinton is close to a number of surrounding towns including Portlaoise 20km, Newbridge 28km, Kildare 20km and circa 15km from the M7 Motorway at Monasterevin (Junction 14).

There is one secondary school and three primary schools in the town. There are also a good range of sports and recreation clubs within the area.

***A SUBSTANTIAL HOUSE ON ITS OWN PRIVATE GROUNDS WITH CONVENIENT  
TRANSPORT LINKS – LESS THAN 40 MINS TO HEUSTON STATION & 20 MINS TO M7.***

### ACCOMMODATION

Entrance Hall:

**Sitting room:** 3.4m x 5.1m with bay window, open fireplace, maple floor and double doors to:

**Drawing room:** 5.3m x 5.4m with maple floor, open fireplace and French doors to patio and gardens.

**Dining room:** 6.2m x 4.1m with wall lights and coving.

**Bathroom:** w.c., w.h.b.

**Breakfast room:** 3.6m x 3m with open fireplace.

**Kitchen:** 5.1m x 3m with a range of built in units, Aga cooker and sky light.

**Pantry / utility:** 2.7m x 3.6m with tiled floor, sink, built in presses and door to outside.

**Bedroom 1:** 3.4m x 4.3m sink, fireplace & wooden floor.

**Store**

**Bedroom 2:** 4.4m x 5.7m built in wardrobes  
Ensuite: With w.c, w.h.b and shower.

**Bedroom 3:** 3.6m x 3.2m with wardrobe.

**Bathroom:** 2.5m x 2.4m with w.c, w.h.b, bath & heated towel rail.

**Bedroom 4:** 2.8m x 3m with built in wardrobes.

**Bedroom 5:** 3.4m x 6.2m

**Ensuite:** With w.c., w.h.b and bath.

### FEATURES:

- Excellent location within walking distance of town centre & railway station (10 mins).
- Private, mature site on 5.76 acres.
- Electric gates and lovely landscaped gardens with superb views.
- Over 2,200 sq.ft of accommodation all in good repair.
- 2 Car ports.
- Limestone Coach House with 2 stables ideal for conversion
- Ideal property for those outdoor enthusiasts.
- Close proximity to Naas, Newbridge, Portlaoise & M7.

### OUTSIDE:

Approached through a recessed entrance with electric gates the landscaped garden comprises lawns, flower beds and shrubs all enclosed by trees and hedges providing a haven of peace and tranquillity. There is a garage, various stores and 2 car ports. To the rear of the site is the limestone Coach House.

### SERVICES:

Mains water, septic tank drainage, oil heating, electricity, alarm & electric gates.

### CONTACT:

Paddy Jordan or  
Clive Kavanagh  
T: 045-433550

### SOLICITOR:

Gartlan Furey  
Fitzwilliam Square, D2  
(Ref: Juliana Mullin)

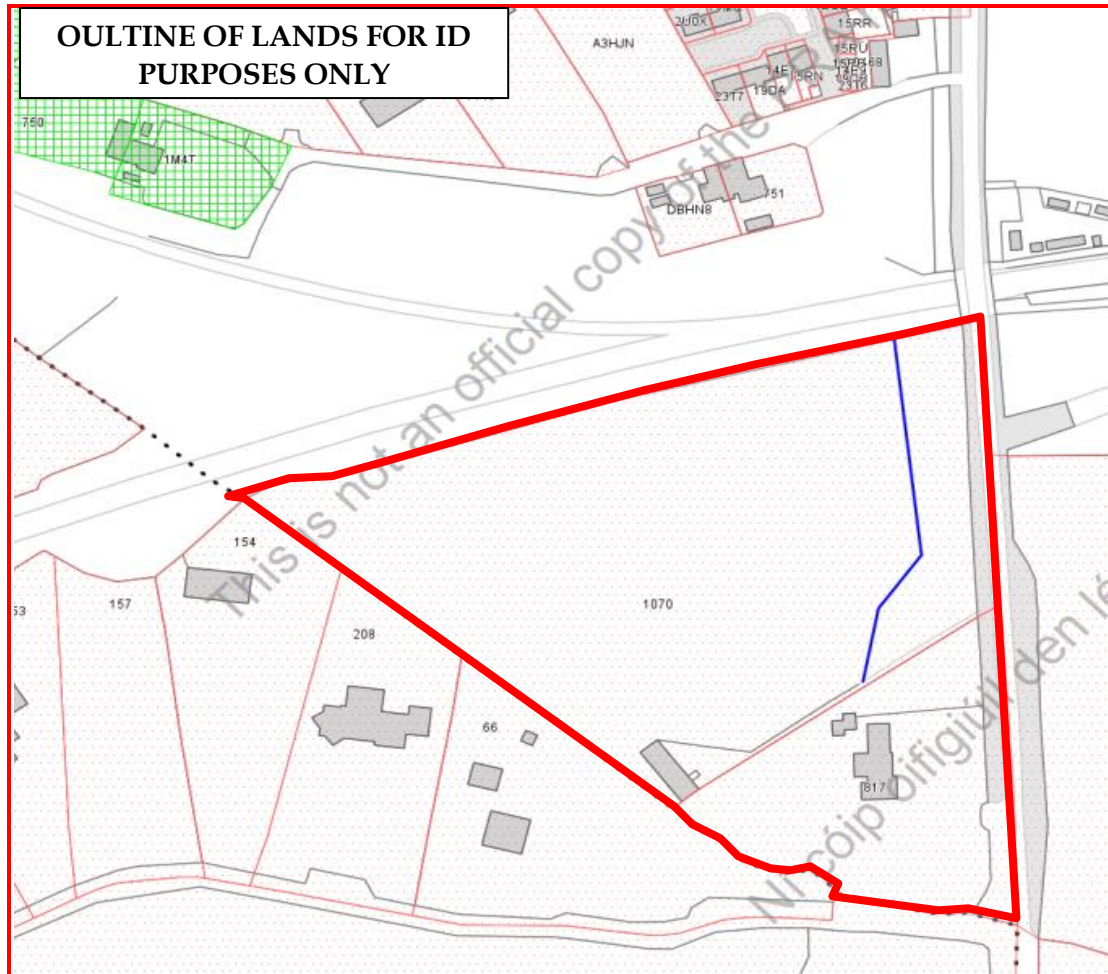
### AUCTION CONDITIONS:

Successful purchaser requires 10% deposit on the day of Auction payable by either cheque or Bank Draft. Contracts signed immediately by both Vendor and Purchaser.

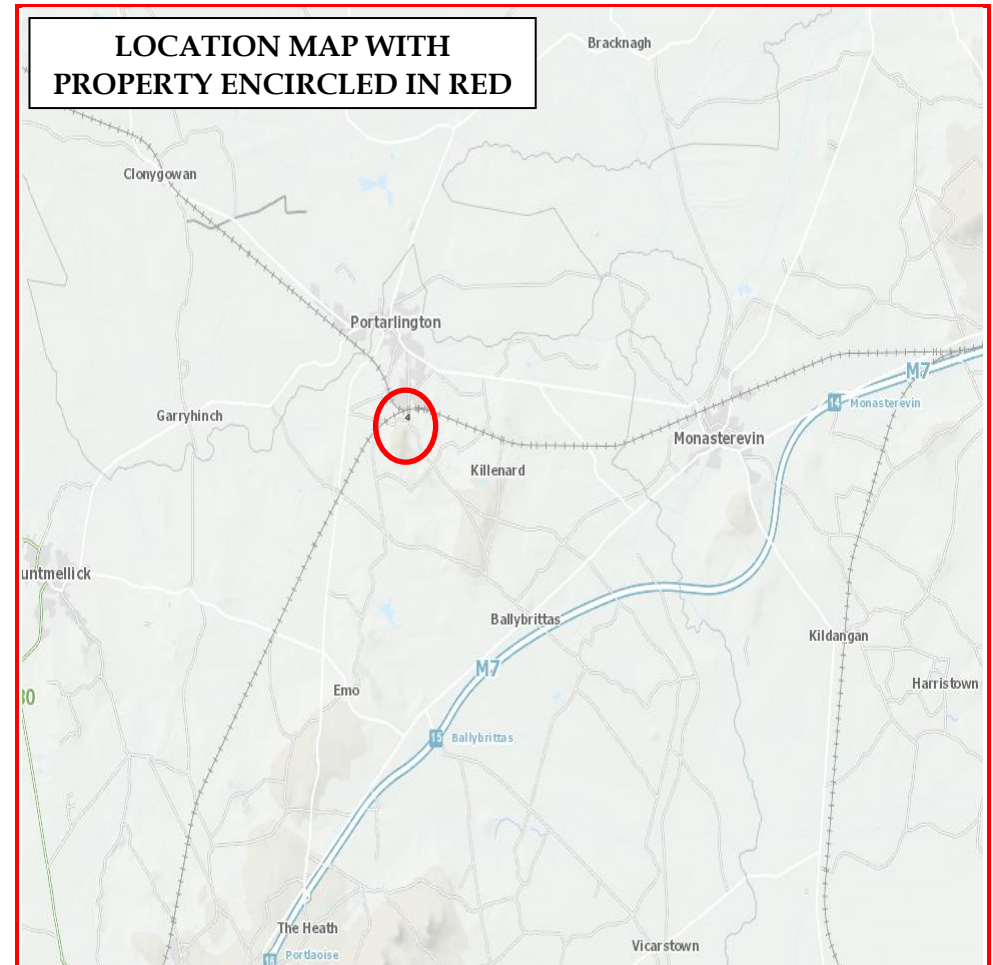




**OUTLINE OF LANDS FOR ID  
PURPOSES ONLY**



**LOCATION MAP WITH  
PROPERTY ENCIRCLED IN RED**



**Directions: From Dublin:**

Take the M7 south bound and come off at Exit 14 (Monasterevin). Take the R445 and proceed straight through the town for approximately 2km and turn right onto the R424 signposted towards Portarlinton. On the approach to the town you will see a turn to the left for the train station. Take that road and go past the station on your left and over the bridge. Property is first house on your right. EIRCODE: **R32C2W4**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT**





**Edward Street,  
Newbridge,  
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