



DETACHED 4 BEDROOM RESIDENCE ON A PRIVATE MATURE SITE

'BERT LODGE', ATHY, CO. KILDARE R14 CX77.

GUIDE PRICE: €350,000

JORDAN 

PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY
BERT LODGE, ATHY, CO.
KILDARE R14 CX77.

LOCATION:

Jordan Auctioneers are delighted to offer this 4-bedroom detached residence located 5km outside Athy opposite the historic Bert House.

The house was built by Lady Geoghegan of Bert House in the 1960's when the Palladian Mansion became too large for her. The residence exhibits many fine features such as 11ft ceilings, coving and fine plasterwork which partly reflected the grandeur of Bert house.

Bought by the current owners in the 1970's the house is in good condition throughout containing c.230 sq.m. (c.2,475 sq.ft.) of generous accommodation on a mature, fully enclosed site of 0.65 acres. Some modernisation and upgrading works are required but that affords a new purchaser the opportunity to put their own 'stamp' on the property.

The property is a short distance from the M9 & M7 Motorway's 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.

ACCOMMODATION:

Entrance Hall: 3.8m x 5.5m
Grand entrance hall with 11ft ceilings, fanlight over door, coving and ornate centre piece.

Drawing Room 7.2m x 5.5m
Marble fireplace, French doors to patio, coving, ornate centre piece, dual aspect windows leading to:

Dining Area: 4.1m x 2.9m

TV Room: 3.9m x 3.8m
Carpet.

Kitchen: 5.4m x 3.6m
Built in ground and eye level presses, hot press, extractor unit & range cooker.

Bathroom: 3.4m x 1.6m
Tiled floor, sink with cabinet, w.c & power shower.

Bedroom 1 / Office: 2.8m x 4.8m
Built in wardrobes and carpet.

Sunroom / Utility: 3.2m x 2.4m
Door to garden, plumbed for washer / dryer.

Bedroom 2: 4.6m x 4.3m
Built in wardrobes, carpet & wall lights.

Bedroom 3: 5.7m x 4.8m
Built in wardrobes, carpet & wall lights.

Bedroom 4: 3.8m x 4.7m
Built in wardrobes, carpet.

Wet room: 3.8m x 3.1m
Fully tiled with w.c, w.h.b & power shower.

OUTSIDE:

Tarmacadam drive to front and side with wrought iron gates (suitable for electrification is required). Fully enclosed site with mature trees, lawns and raised beds. Garage with up and over door & additional fuel store.

SERVICES:

Mains water, septic tank drainage, oil fired central heating (burner gone) & alarm.

INCLUSIONS:

Fixtures only.

FEATURES:

- Accessible location to a number of towns and both the M7 & M9 Motorway.
- Large reception rooms with fine period details.
- Private, mature garden on an enclosed site.
- Garage ideal for conversion into more accommodation if required.
- UPVC fascia & soffit (maintenance free).

BER D2

SOLICITOR:

T. R Brennan & Co, Emily Square, Athy, Co. Kildare.

OFFERS: To be submitted in email format with proof of funds.

CONTACT:

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**VIEWING STRICTLY BY
APPOINTMENT**





JORDAN 

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