



*9 Milford, Athgarvan, Newbridge, Co. Kildare, W12 WR04.*



***9 Milford, Athgarvan,  
Newbridge,  
Co. Kildare,  
W12 WR04.***

***€840,000***

***A superbly spacious 5 bedroomed  
detached dormer bungalow  
located in peaceful cul de sac in  
the heart of Athgarvan village.***

***For Sale by Private Treaty***

***Viewing strictly by appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

***Phone 045 866466  
[info@sfor.ie](mailto:info@sfor.ie)***

***BER B2 BER No. 114834062***



Sherry FitzGerald O'Reilly are proud to welcome you to 9 The Milford, a superbly spacious 5 bedroomed detached dormer bungalow located in peaceful cul de sac in the heart of Athgarvan village.

This is a bright, spacious, and well-proportioned property, with large windows maximising the light into each of its generous rooms. The current owner has spared no expense in updating the property over the last four years ensuring it is brought to market in excellent, turn-key condition. These improvements include a new kitchen, sunroom, some new windows and doors, new shower room, wardrobes, stove, new flooring, new boiler and many technological extras.

Set on approximately 0.44 of an acre, the property features beautifully maintained front and rear gardens, featuring pristine lawns, established hedges, flower borders and multiple seating areas.

Athgarvan provides the perfect balance of peaceful, rural village living without compromising on accessibility. The village offers a tranquil setting while remaining just a five-minute drive from the thriving towns of Newbridge and Kilcullen, which offer a wonderful range of amenities, including a variety of shops, cafés, restaurants, and pubs, the Whitewater Shopping centre, a cinema, theatre and many schools. Athgarvan village itself features a Primary school, Montessori, The Athgarvan Inn – bar and restaurant, convenience shops, GAA club, Liffeside walks and a Pitch and putt club. Athgarvan sits beside the Curragh Plains, a 4,500-acre expanse of open parkland that is ideal for walking, cycling, and running. Close by are rugby, soccer, canoeing, golf and fishing.

The well-proportioned accommodation in this fine property briefly comprises - entrance hallway, sitting room, kitchen/dining room, sunroom, utility, larder, bathroom, 3 double bedrooms (1 en-suite). Upstairs – 2 double bedrooms, shower room, storage room. Outside - double garage.

### Accommodation

**Entrance Hallway** 6.95m x 2.18m (22'10" x 7'2"): The hallway is a bright welcoming space with a new solid oak floor and carpet to stairs.

**Sitting Room** 5.66m x 4.73m (18'7" x 15'6"): The spacious sitting room is a generous space overlooking the front garden, with a carpet floor and double doors to the kitchen. A focal point is the impressive new marble fireplace, with an inset solid fuel stove.





**Kitchen/Dining Room** 6.71m x 4.96m (22' x 16'3"): The stunning kitchen and dining space serves as the centrepiece of the home. It is bathed in natural light and flows seamlessly into the adjoining sunroom, ensuring a bright, airy atmosphere perfect for modern living. Remodelled in 2023, and fitted with a new kitchen from Frisby Kitchens, it features a range of shaker style cabinets and drawers with premium quartz worktops, a Quooker tap, a practical pantry press with bifold doors, and a contrasting fitted dresser. A large island unit is to centre, housing an induction hob with an integrated ventilation system, ample storage, integral bins, and casual seating. The kitchen is fully equipped with a dishwasher, fridge freezer, and double oven. The space is finished throughout with high-quality porcelain flooring.

**Sunroom** 4.8m x 3.74m (15'9" x 12'3"): This is a delightful airy space of triple aspect with sliding doors to the patio and picture windows overlooking the garden. Open to the dining area.

**Utility Room** 3.7m x 1.83m (12'2" x 6'): The utility is fitted with a Belfast sink and granite draining board, storage cabinets, washing machine and dryer. It is floored in tile with wainscoting to walls. Back door.

**Larder** 1.8m x 1.21m (5'11" x 4'): With floor to ceiling shelving and tiling to floor and walls. Plumbed for water and waste.







**Bathroom** 3.3m x 2.14m (10'10" x 7'): The bathroom comprises a jacuzzi bath with overhead electric shower, wc, heated towel rail and a new vanity. It includes the hotpress and is tiled to floor and walls.

**Bedroom 3** 4.11m x 3.34m (13'6" x 10'11"): A large double room to rear, bedroom 3 includes a wall of fitted wardrobes and a carpet floor.

**En-Suite** 2.35m x 1.36m (7'9" x 4'6"): The en-suite is equipped with a corner shower, vanity, heated towel rail, wc and storage presses. It is fully tiled.

**Bedroom 4** 3.59m x 3.05m (11'9" x 10'): Bedroom 4 enjoys a view of the front garden. It is a double room with feature wallpaper, laminate floor and Sliderobes.

**Bedroom 5/Office** 3.6m x 3.11m (11'10" x 10'2"): Currently used as an office, bedroom 5 is fitted with a built-in desk, storage and shelving, with a laminate oak floor underfoot.

## Upstairs

**Landing** With carpet floor.

**Bedroom 1** 6.52m x 4.5m (21'5" x 14'9"): This is a wonderfully luxurious bedroom of dual aspect, with a picture window and two Velux windows ensuring it is full of light. Refurbished just last year, it boasts newly fitted wardrobes and drawers and a quality carpet floor. It includes a tv point and alarm controls.

**Shower Room** 3.6m x 1.24m (11'10" x 4'1"): The shower room was renovated in 2025 and now features a shower unit with rainfall head and riser, wall hung vanity, low profile wc, and bidet. The walls are hung with large format tiles, while non-slip tiles are laid over the underfloor heating.

**Bedroom 2** 4.12m x 3.6m (13'6" x 11'10"): This is a generous double room with a carpet floor and large Velux window.

**Storage Room** 2.92m x 2.15m (9'7" x 7'1"): The storage room is lined with shelving and hanging rails and has a wooden floor.







## Special Features & Services

- Built circa 1996 approximately and extends to 216m<sup>2</sup> approximately.
- Set on approx. 0.44 of an acre approximately.
- Large detached double garage with doors controlled remotely by app.
- Oil fired central heating with Grant Vortex boiler (2025), zoned upstairs, downstairs and water and Climote controls.
- Composite front door (2023).
- New uPvc triple glazed windows to Kitchen, Dining and Sunroom (2023) all other windows uPvc double glazed.
- CCTV, security lights and Intruder alarm, monitored by ARC and controlled by phone.
- Many new interior doors.
- Quality blinds, light fittings and all listed appliances included.
- Most curtains included.
- Large cobblelock driveway with parking for 6 + cars and Zappi car charger controlled by app.
- Automatic front gates with Intercom, controlled by remote control and app.
- Apple Home app controls gate, garage door, indoor and outdoor lights, roller blinds and Velux blinds.
- New Kitchen 2023 by Frisby Kitchens.
- Attic is spray foamed entirely and attic floor insulated also.
- Kitchen, Dining Room, Sunroom, Main Bed & Shower Room have been insulated internally on ceilings and walls.
- Sky TV dish.
- Eir 500Mg broadband.
- Beautiful gardens with pristine lawns, laurel and beech hedging, beech trees and flower beds, patios and gazebo.
- Short walk to Athgarvan National school, Montessori, GAA club, Athgarvan Inn, Pitch and Putt club, the banks of the river Liffey and local shops.
- Beside the Curragh plains, perfect for walks and runs.
- Just a 12-minute drive to Newbridge Station for quick access to Heuston and Connolly Stations.
- Junction 12 of the M7 only 3 km away, and Junction 2 of the M9 just a 4 km drive.





**Garage** 7.8m x 5.3m (25'7" x 17'5"): The block built double garage is fitted with two fully automated and remote-controlled roll up doors. It includes shelving.

**Gardens** The property offers a spacious cobblelock driveway that comfortably accommodates six vehicles, complete with a Zappi EV charger and secure electronic gates. It is encircled by lawns and a boundary of Portuguese laurel, copper beech hedging, and mature silver birch trees. This outdoor space is designed for entertaining and relaxation. To the rear, a generous patio features raised timber planters filled with shrubs, and a charming wooden gazebo is tucked into the far corner of the garden. The front of the house boasts a sunny patio—perfect for enjoying the evening sun, while either side of the front door are elegant beds of Mexican orange blossom, viburnum, lavender and Japanese maple.







### Directions

From the N7 Junction 12, exit towards R445, Newbridge/The Curragh. At the roundabout, take the first exit. Travel for 2.3km, then at the fork in the road, turn left onto the L2032 Curragh Road. Travel for 1.3km, taking the third left turn into Milford. Take the first right turn into a cul de sac and number 9 will be straight in front of you.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001057