

FOR SALE

By Private Treaty



Saint Martins, Great Connell, Newbridge, Co. Kildare, W12 YY90

GUIDE PRICE: €950,000



6



5



378 Sqm



JORDAN

SUBSTANTIAL DETACHED DORMER BUNGALOW C. 378 SQ.M. WITH DETACHED GARAGE ON C. 2.7 ACRES

Saint Martins enjoys a wonderful countryside setting on approximately 2.7 acres, offering the perfect balance of rural tranquility and modern convenience. Situated just 4 km from Newbridge, the property benefits from immediate access to an extensive range of amenities while enjoying the peace and privacy of a country residence.

The property is approached through a recessed entrance with electric gates opening onto a sweeping gravel driveway that leads gracefully to the residence. Set amidst beautifully maintained grounds extending to approximately 2.7 acres, the gardens are laid primarily in lawn and are enclosed by mature trees and hedgerows, creating a private and secluded oasis. To the rear, a substantial paddock provides excellent space for equestrian or hobby farming pursuits and would be ideal for those wishing to keep a horse or pony. A detached garage further complements the property and provides valuable storage and workshop space.

Constructed in 1997, this impressive B-rated energy efficient residence extends to approximately 378 sq.m. (4,069 sq.ft.) and offers exceptionally spacious, light-filled accommodation throughout. The home has been carefully maintained and is presented in excellent condition, benefitting from PVC double-glazed windows, oil-fired central heating, maintenance-free PVC fascia and soffits with inset lighting, a low-maintenance dashed exterior finish and a quality oak fitted kitchen.

Upon entering, a bright and welcoming entrance hall sets the tone for the accommodation that follows. The principal reception rooms are well proportioned and ideally suited to both family living and entertaining. The sitting room features laminate flooring, a marble fireplace and double doors opening to an adjoining dining room, creating an excellent flow between the reception areas. To the rear of the property, the kitchen and breakfast room is fitted with an attractive oak kitchen complete with Belfast sink and part granite worktop, providing a practical yet stylish family space. A utility room and guest WC are conveniently located off the kitchen. There is also a home office.



Adjacent to the kitchen is a comfortable living room featuring a marble fireplace, laminate flooring and French doors opening directly onto the rear gardens, allowing for an abundance of natural light and seamless access to the outdoor areas.

The accommodation has been thoughtfully designed to suit the needs of a growing family. At ground floor level there are two bedrooms together with two bathrooms, offering flexibility for guests or multi-generational living. The first floor comprises four further generously proportioned bedrooms together with three additional bathrooms, providing ample accommodation for larger families.

The mature grounds are a particular feature of the property, offering privacy, security and an abundance of outdoor space for both recreation and relaxation. The combination of landscaped gardens and paddock makes Saint Martins an ideal property for families seeking space, those with equestrian interests or purchasers simply looking for a quality country home within easy reach of town amenities.

The surrounding area offers an exceptional range of educational, recreational and shopping facilities. Nearby Newbridge provides an extensive selection of retail outlets including Penneys, TK Maxx, Lidl, Aldi, Tesco, Dunnes Stores, Woodies, DID Electrical and Newbridge Silverware. The popular Whitewater Shopping Centre offers over 75 retail outlets, restaurants and a cinema, while Kildare Village is within a short drive and provides an excellent selection of designer brands at discounted prices. Newbridge is 4 km, Naas is 9 km, Kildare is 6 km and Kildare 15km.

For commuters, the property enjoys excellent connectivity. Access to the M7 Motorway is available at Junction 10, approximately 6 km away providing speedy access to the M50 c. 33 km, while regular bus services operate from Newbridge along with Railway Station provides frequent commuter rail services to Dublin city centre, including direct services to both Heuston Station and Grand Canal Dock, making the property an attractive option for those seeking country living without compromising on accessibility.



The area is also renowned for its wide range of sporting and recreational amenities. Local activities include rugby, soccer, GAA, athletics, hockey, basketball, tennis, horse riding, fishing and canoeing, golf, leisure centres, gyms and swimming. For equestrian enthusiasts, the property is ideally located within easy reach of some of Ireland's premier racing venues including Curragh Racecourse, Naas Racecourse and Punchestown Racecourse.

Saint Martins represents a rare opportunity to acquire a substantial family home on beautifully landscaped grounds in a peaceful rural setting, while still benefiting from excellent accessibility and the extensive amenities available in one of County Kildare's most sought-after locations.

Accommodation

Entrance Hall (22.57ft x 8.96ft) 6.88m x 2.73m with laminate floor and coving

Sitting Room (18.14ft x 17.39ft) 5.53m x 5.30m with coving, laminate floor, marble fireplace and double doors leading to:

Dining Room (15.81ft x 10.50ft) 4.82m x 3.20m with coving and laminate floor

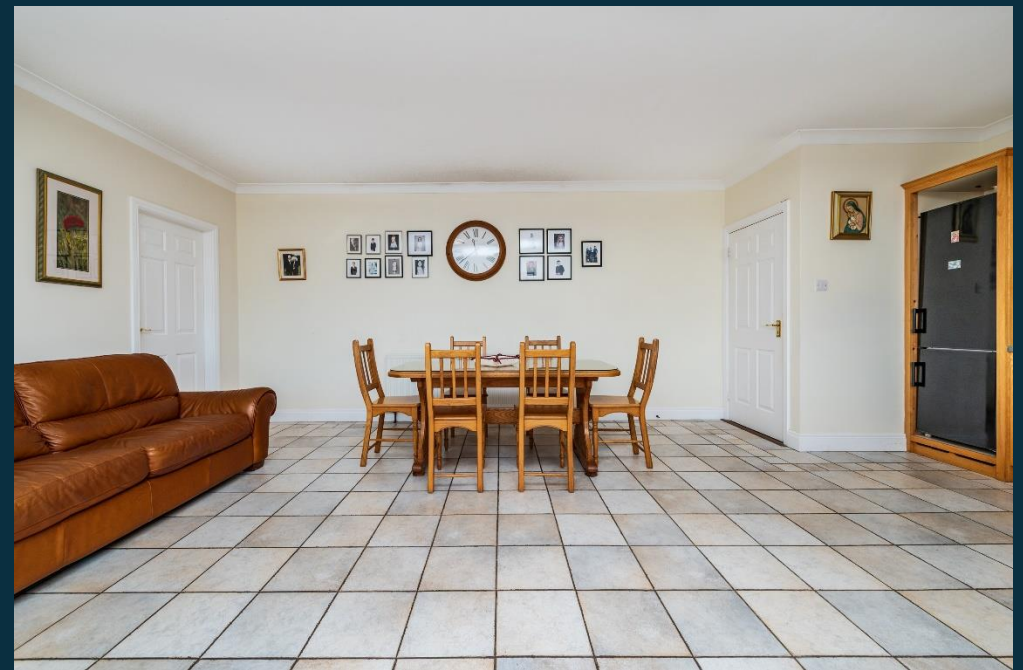
Office (8.92ft x 8.92ft) 2.72m x 2.72m with laminate floor

Kitchen/Dining Room (18.37ft x 22.64ft) 5.60m x 6.90m with oak built in ground and eye level presses, part granite worktop, Belfast sink, plumbed, coving, recessed lights, extractor unit, tiled floor and surround

Utility Room (12.14ft x 7.45ft) 3.70m x 2.27m with s.s. sink unit, fitted presses, plumbed, tiled floor and surround

Toilet w.c., w.h.b., fitted presses, tiled floor and surround

Living Room (17.22ft x 14.80ft) 5.25m x 4.51m with built in display cabinet, shelving, marble fireplace, laminate floor, coving and French doors leading to rear



Hotpress shelved with timed immersion

Bedroom 1 (16.08ft x 14.44ft) 4.90m x 4.40m with laminate floor and range of built in wardrobes

En-suite vanity w.h.b., fitted press, w.c., pumped shower, fully tiled floor and walls

Bathroom (11.32ft x 9.19ft) 3.45m x 2.80m with pumped shower, corner bath with shower attachment, w.c., w.h.b., heated towel rail and fully tiled floor and walls connected to:

Bedroom 2 (12.30ft x 12.30ft) 3.75m x 3.75m with range of built in wardrobes and laminate floor

FIRST FLOOR

Bedroom 3 (16.27ft x 15.75ft) 4.96m x 4.80m with eave storage and walk-in wardrobe

En-suite pumped shower, w.c., vanity w.h.b., press, fully tiled floor and walls

Landing with eave storage space

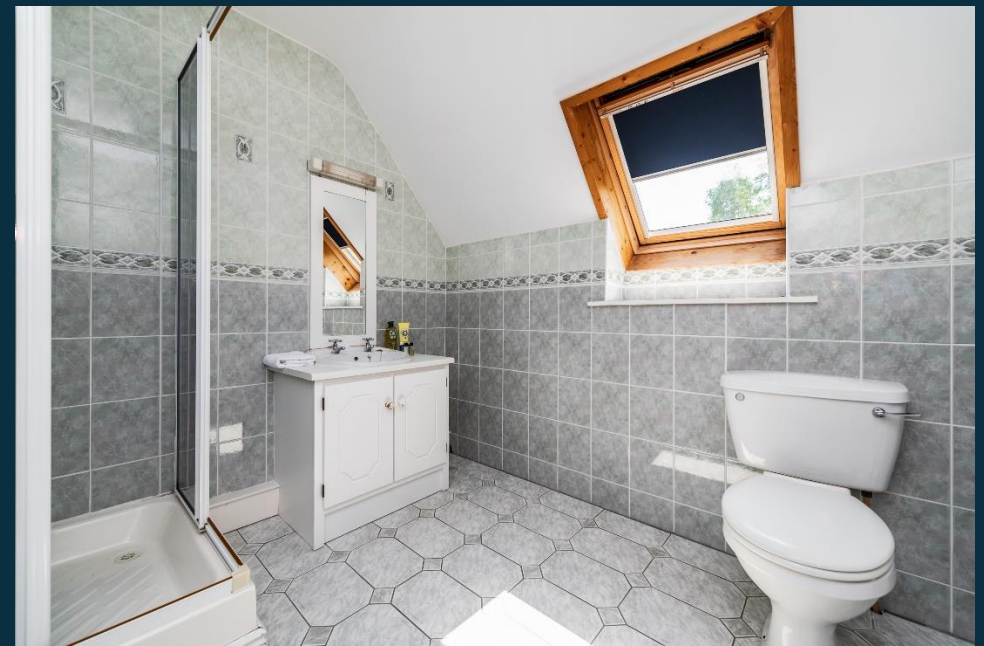
Bedroom 4 (15.75ft x 11.22ft) 4.80m x 3.42m

Bathroom (10.33ft x 9.28ft) 3.15m x 2.83m with w.c., w.h.b., bath with shower attachment, fully tiled floor and walls

Bedroom 5 (13.68ft x 9.28ft) 4.17m x 2.83m

Bedroom 6 (16.31ft x 15.75ft) 4.97m x 4.80m with eave storage, walk-in wardrobe

En-suite electric shower, vanity w.h.b., press, w.c., fully tiled floor and walls



Features

- Substantial c. 378 sq.m. (c. 4,069 sq.ft.) of accommodation.
- Oil fired central heating.
- PVC double glazed windows.
- Large c. 2.7 acre site enclosed by mature trees and hedges.
- Accessed through electric gates.
- Separate detached garage c. 38 sq.m. (c. 409 sq.ft.).
- Energy efficient B rating.
- 6 bedrooms, 5 bathrooms and 3 reception rooms.
- Newbridge 4 km, Naas 9 km and Kilcullen 6 km.
- Excellent educational, recreational and shopping facilities closeby.
- Good road and rail infrastructure with train, bus and motorway

Inclusions

Carpets, curtains, blinds, light fittings, fridge/freezer, Leisure range cooker, garden shed

Outside

Approached by a recessed entrance through electric gates to a sweeping gravel drive leading up to the house. The property stands on c. 2.7 acre private site mainly in lawn enclosed by mature trees and hedges offering a private oasis. To the rear there is a large paddock ideal for keeping a horse. To the side there is a detached garage 6.42m x 5.91m with shelving and electricity. Garden shed, paved patio area and 2 outside taps.

Services

Mains water, septic tank drainage, oil fired central heating, broadband and alarm

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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