

**FOR SALE**

By Private Treaty



**97 Ridgewood Manor, Kildare, Co. Kildare, R51 K500**

**GUIDE PRICE: €465,000**



4



4



152 Sqm



**JORDAN**

## SEMI-DETACHED 4 BED FAMILY HOME

No. 97 Ridgewood Manor is a superb four-bedroom semi-detached home positioned to the front of the development. The property is approached by a cobble-loc driveway with parking for two cars, a gated side entrance which leads to a private, walled-in rear garden complete with a cobble-loc area, lawn and Barna shed.

Built in 2018, the property extends to approximately 1,605 sq. ft. of bright and spacious accommodation presented in excellent condition throughout. Features include a low-maintenance brick and dashed exterior, double-glazed windows, granite sills, PVC fascia's and soffits, an energy-efficient air-to-water heat pump system, A2 BER rating. Additional features include a utility room, built-in wardrobes in all four bedrooms, a stylish fitted kitchen and four well-appointed bathrooms making this an ideal family home.

Ridgewood Manor is an exclusive development of luxury semi-detached and detached homes, ideally located on the edge of town in a highly sought-after setting adjacent to the Curragh Plains, which comprise approximately 4,500 acres of open grassland.

The nearby town of Kildare offers a wide range of amenities including pubs, restaurants, banks and excellent shopping facilities such as Tesco, Lidl, Aldi and the renowned Kildare Village Retail Outlet. Newbridge is just a 10-minute drive away and provides an even greater selection of retail options including Dunne's Stores, Penney's, Tesco, TK Maxx, Woodie's, Lidl and Aldi, as well as Newbridge Silverware and the Whitewater Shopping Centre, which features over 70 retail outlets, a food court and a cinema.

The location is ideal for commuters, with excellent transport links to Dublin via the M7 Motorway (Junctions 12 and 13) and regular rail services from Kildare/Newbridge providing direct access to the city centre at Heuston Station and Grand Canal Dock.



## Accommodation

### Entrance Hall (16.57ft x 6.07ft) 5.05m x 1.85m

Laminate floor, wall paneling, coving, under stairs storage.

### Guest WC

Tiled floor and surround, w.c, w.h.b.

### Sitting Room (17.55ft x 10.99ft) 5.35m x 3.35m

Laminate floor, recessed lights, coving, double doors leading to kitchen/dining, marble fireplace with granite insert and stove insert.

### Kitchen/Dining Area (20.24ft x 18.08ft) 6.17m x 5.51m

Laminate floor/tiled floor, built-in ground and eye level units, kitchen island, recessed lighting, stainless steel sink, tiled splash back, electric double oven, electric hob and extractor, integrated dishwasher and coving.

### Utility Room

Tiled floor plumbed and built-in ground and eye level units.

### Bedroom 2 (12.47ft x 10.83ft) 3.80m x 3.30m

Range of built-in wardrobes.

### En-suite

With tiled floor and surround, w.c., w.h.b., shower and heated towel rail.

### Bedroom 3 (10.50ft x 9.68ft) 3.20m x 2.95m

Built-in wardrobes.

### Bedroom 4 (9.35ft x 9.19ft) 2.85m x 2.80m

Built-in wardrobes.

### Family Bathroom

Tiled floor and surrounds, w.c, w.h.b, bath with shower attachment.



## Second Floor

### Bedroom 1 (19.19ft x 9.68ft) 5.85m x 2.95m

Built-in wardrobes.

### En-suite

With tiled floor and surround, w.c., w.h.b. and shower.

## Features

- Turnkey condition.
- Energy efficient A2 Rated.
- Green mortgage eligible.
- Private rear garden.
- Overlooking green to the front.
- PVC Double glazed windows with granite sills.
- Superb location.
- Just a short walk away from both Kildare Town and the Curragh Plains.
- Air to water heat pump system.
- Low maintenance exterior.

## Inclusions

Integrated appliances, light fittings, blinds.

## Outside

Cobble loc driveway to the front providing parking for two cars, with gated side access leading to a private rear garden featuring a patio area, lawn and Barna shed.

## Services

Mains water, mains drainage, refuse collection, air to water heating and electricity.

## Negotiator | Mark Neylon

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

## Viewings

Strictly by prior appointment only

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2026. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.