

**FOR SALE**

By Private Treaty



14 Bridgeview Gardens, Dún Brinn, Athy, Co. Kildare, R14 F389

**GUIDE PRICE: €475,000**



5



3



157.94 Sqm



**JORDAN** 

## IMMACULATE 5 BEDROOM DETACHED RESIDENCE OVERLOOKING THE RIVER BARROW

14 Bridgeview Gardens is a beautifully maintained five-bedroom detached residence extending to approximately 158 sq. m (1,700 sq. ft), occupying a private setting with attractive views over the River Barrow. Constructed in 2008, the property offers generous and well-balanced accommodation designed to suit modern family living.

The property has been carefully maintained and upgraded over time and is presented in excellent condition throughout. Internally, the home benefits from high-quality finishes, including solid internal doors, detailed architraves and a modern decorative style.

The property is immediately appealing, with an attractive brick and render façade complemented by bright and spacious interiors. The layout is both practical and versatile, with a strong emphasis on comfort and functionality, making it ideally suited to the needs of a growing family. A notable additional feature is the detached self-contained garden office, which offers excellent flexibility for remote working, hobbies or ancillary use.

Situated within a mature and highly regarded residential development, No. 14 enjoys a strong sense of privacy while remaining within easy reach of Athy town and its many amenities. The rear garden provides a private outdoor space ideal for relaxation and entertaining, further enhancing the appeal of this impressive home. Overall, this is a well-presented and adaptable family residence in a convenient and sought-after location.

The property offers a bright, well-balanced layout extending over two floors, with generous proportions and a high standard of finish throughout. The ground floor is particularly versatile, featuring a self-contained guest suite ideal for extended family, visitors or potential ancillary use.



Upon entering, the welcoming entrance hall sets the tone for the home, with its bright proportions, porcelain tiled flooring, and practical built-in storage. The sitting room is a comfortable and elegant space, enhanced by decorative ceiling cornice and a striking natural stone feature wall incorporating an 11kw solid fuel stove. Double doors connect seamlessly to the kitchen and dining area, creating an excellent flow for modern family living and entertaining.

The kitchen/dining area forms the heart of the home and has been carefully maintained and upgraded over time. It features a fully fitted kitchen with integrated appliances including an induction hob, oven, extractor unit and dishwasher, complemented by a ceramic sink, tiled splashback and soft-close cabinetry. The space is finished with porcelain floor tiles and opens via double French doors to the rear patio, allowing for excellent natural light and indoor-outdoor living.

A separate utility room provides additional storage and functionality, complete with built-in presses, sink, and durable non-slip porcelain flooring, with direct access to the garden. A guest bathroom is also located on this level, finished with tiled flooring and all standard sanitary ware. A shelved hot press offers further practical storage.

A notable feature of the ground floor is Bedroom 1, a spacious guest suite incorporating a kitchenette with induction hob, oven, sink, extractor, and breakfast counter. This room is complemented by a generously sized ensuite bathroom with power shower, heated towel rail, and full tiling.

Upstairs, the accommodation continues with four well-proportioned bedrooms. Bedrooms 2 and 3, including the master bedroom, both enjoy attractive views over the River Barrow, with the master bedroom further benefiting from an ensuite with pumped shower. Bedrooms 4 and 5 are versatile in use, with Bedroom 5 currently fitted out as a walk-in wardrobe.

The interior is further enhanced by timber double-glazed hardwood windows and Venetian blinds throughout, contributing to comfort and a cohesive finish. The main family bathroom is fully tiled from floor to ceiling and includes a bath, electric shower, WC, and WHB, completing the accommodation to a high standard.

## Features

- Private setting with views over the River Barrow
- Detached garden office with facilities
- Self-contained ground floor guest suite with kitchenette
- Spacious five-bedroom detached residence extending to approximately 158 sq. m
- South-facing rear garden with patio area and year-round planting
- Timber double-glazed hardwood windows throughout
- Venetian blinds fitted throughout
- High-quality internal doors and architraves
- Gas-fired central heating
- Monitored alarm system
- Triple-lock composite front door
- Cobble-loc driveway with double gated entrance
- Outdoor lighting including feature spotlights to front entrance
- Walk-in wardrobe
- Mature hedging providing excellent privacy
- Walking distance to Athy town centre and train station

## Accommodation

### Entrance Hall (13.45ft x 9.84ft) 4.10m x 3.00m

Accessed via a triple-lock composite front door, this bright and spacious hallway features porcelain tiled flooring and a practical shoe press.

### Sitting Room (13.12ft x 14.76ft) 4.00m x 4.50m

A well-proportioned reception room with decorative ceiling cornice, laminate timber flooring, and a natural stone feature wall incorporating an 11kW solid fuel stove. Double doors lead to the kitchen/dining area.

### Kitchen/Dining Area (11.81ft x 24.61ft) 3.60m x 7.50m

A spacious open-plan area with a fully fitted kitchen including integrated induction hob, oven, extractor unit, and dishwasher, along with a ceramic sink, tiled splashback, and soft-close cabinetry. Finished with porcelain floor tiles and double French doors to the rear patio.

### Utility Room (6.89ft x 9.84ft) 2.10m x 3.00m

Fitted with a sink and built-in presses, complete with non-slip porcelain flooring and direct access to the rear garden.

### Guest Bathroom (5.58ft x 4.59ft) 1.70m x 1.40m

Comprising WC and WHB with tiled flooring.

### Bedroom 1 – Guest Suite (15.42ft x 9.84ft) 4.70m x 3.00m

A spacious ground floor bedroom with laminate flooring and fitted kitchenette including induction hob, oven, sink, extractor, and breakfast counter.

### En-Suite 1 (9.84ft x 8.73ft) 3.00m x 2.66m

Generously sized and fitted with power shower, heated towel rail, WC, and WHB, finished with tiled flooring.

### First Floor

### Bedroom 2 (11.48ft x 9.84ft) 3.50m x 3.00m

A well-proportioned double bedroom with laminate flooring and views over the River Barrow.

### Master Bedroom – Bedroom 5 (12.47ft x 10.17ft) 3.80m x 3.10m

A bright double bedroom with laminate flooring and views over the River Barrow.

### En-Suite 2 (4.59ft x 5.58ft) 1.40m x 1.70m

Fitted with pumped shower, WC, and WHB.

### Bedroom 4 (8.86ft x 12.47ft) 2.70m x 3.80m

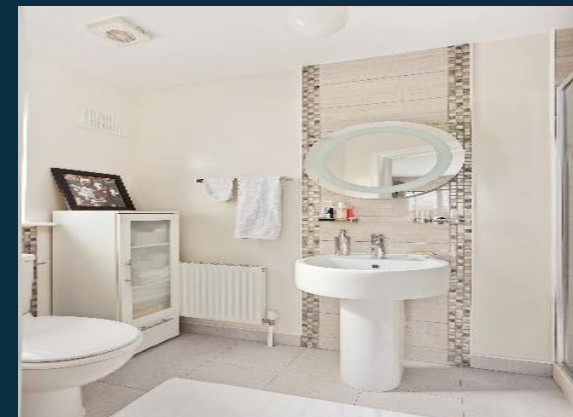
A versatile bedroom with laminate flooring.

### Bedroom 5 (12.14ft x 7.55ft) 3.70m x 2.30m

Currently fitted out as a fully shelved walk-in wardrobe.

### Bathroom (8.53ft x 6.23ft) 2.60m x 1.90m

Fully tiled and comprising bath, electric shower, WC, and WHB.



## Inclusions

Fixture & Fittings excluded unless otherwise agreed.

## Outside

The property is approached via a cobble-lock driveway with double gated entrance, providing both security and ample off-street parking. Mature hedging surrounds the home, ensuring a high degree of privacy. Outdoor lighting, including feature spotlights over the front entrance, enhances the property's presentation.

The south-facing rear garden is a standout feature, thoughtfully designed to provide colour and interest throughout the year. It offers a private and tranquil setting, complimented by a patio area ideal for outdoor dining and entertaining. The garden is further enhanced by well-maintained lawns, raised flower beds, and mature planting.

A detached, self-contained garden office providing excellent flexibility for a range of uses. A separate garden store adds further practicality.

## Services

- Gas-fired central heating
- Monitored alarm system
- Mains water and sewage
- ESB connected
- Refuse collection
- Broadband connectivity available

## Negotiator | Clive Kavanagh

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

## Viewings

Strictly by prior appointment only



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