

FOR SALE

By Private Treaty



34 Whitethorn, Athgarvan, Newbridge, Co. Kildare, W12 NF85

GUIDE PRICE: €500,000



4



4



170 Sqm

BER A3

JORDAN 

Magnificent Extended 4 Bedroom Semi-Detached Family Home

Jordan Auctioneers are delighted to present this magnificent extended four-bedroom semi-detached family residence to the market. Built in 2016 and extending to approximately 170 sq.m. (1,830 sq.ft.), this impressive A-rated home is presented in excellent decorative order throughout and offers spacious, contemporary accommodation perfectly suited to modern family living. Whitehorn enjoys an enviable location within the picturesque village of Athgarvan, offering the perfect balance of peaceful village living and excellent connectivity. Everyday amenities including a convenience store, pharmacy, pub/restaurant and primary school are all within walking distance, making this an ideal setting for families.

No. 34 occupies a quiet cul-de-sac position towards the rear of the highly regarded Whitehorn development, an exclusive scheme of just 60 detached and semi-detached homes in the ever-popular village of Athgarvan. The property is approached by a cobbleloc driveway providing off-street parking for two cars, while gated side access leads to a private south-west facing rear garden, allowing purchasers to enjoy sun throughout the day and evening time. Constructed to a high standard with an attractive low-maintenance red brick and coloured render exterior with granite sills, the property benefits from a host of quality features including double-glazed windows, an air-to-water heating system, solar panels, an EV charging point, granite window sills and a beautifully finished granite patio, ensuring excellent energy efficiency and low running costs.

The accommodation is bright, spacious and thoughtfully designed throughout. A welcoming entrance hall with porcelain tiled flooring and understairs storage leads to a comfortable sitting room featuring a sandstone fireplace with insert solid fuel stove and double doors opening into the heart of the home. The impressive open-plan kitchen and dining area is fitted with a stylish high-gloss kitchen complete with integrated appliances and porcelain tiled flooring, flowing seamlessly into a magnificent extended sunroom/family room. This exceptional living space enjoys a feature corner window, flooding the room with natural light, together with direct access to the rear garden, making it ideal for both everyday family life and entertaining. Completing the ground floor are a well-appointed utility room and guest WC.



The First Floor comprises three generous double bedrooms, all benefiting from built-in wardrobes, including a spacious bedroom with en-suite shower room, together with a beautifully appointed family bathroom. The Second Floor is dedicated to an outstanding principal bedroom suite, offering an abundance of built-in wardrobes and storage together with a stylish en-suite bathroom, creating a private retreat away from the main family accommodation.

The world-famous Curragh Plains, extending to approximately 4,500 acres of open parkland, are located just 1 km from the property and provide outstanding opportunities for walking, running and cycling in one of Ireland's most scenic landscapes. The surrounding towns of Newbridge and Kilcullen, both approximately 3 km away, offer an extensive range of shopping, educational and leisure facilities. Retail amenities include Whitewater Shopping Centre, Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodie's, DID Electrical, Newbridge Silverware and numerous cafés, restaurants and sporting facilities. The internationally renowned Kildare Village outlet shopping destination is also within approximately a 10-minute drive.

Commuters are exceptionally well catered for, with Junction 12 of the M7 Motorway just 4 km away, regular local bus services linking Athgarvan with Newbridge and Kilcullen, national coach services, and an excellent commuter rail service from Newbridge providing direct access to both Heuston Station and Grand Canal Dock.

The area is renowned for its outstanding recreational and sporting amenities, including GAA, rugby, soccer, golf, athletics, fishing, canoeing, horse riding and a wealth of equestrian pursuits. The Curragh Racecourse, Naas Racecourse and Punchestown Racecourse are all within easy reach, making this one of Ireland's premier locations for those with an interest in equestrian and outdoor pursuits.



Accommodation

Entrance Hall (18.54ft x 8.86ft) 5.65m x 2.70m
with porcelain tiled floor, coving recessed lights and large closet

Guest WC
porcelain tiled floor, tiled surround, w.c., w.h.b.

Sitting Room (17.39ft x 11.42ft) 5.30m x 3.48m
with laminate floor, coving, recessed lights, insert stove, Sandstone fireplace and double doors leading to:

Kitchen (17.55ft x 20.54ft) 5.35m x 6.26m
recessed lights, porcelain tiled floor, high gloss fitted kitchen, s.s. sink, Hotpoint integrated dishwasher, electric hob, extractor, electric oven grill, recessed lights, coving, double doors leading to:

Utility Room
fitted presses, plumbed and porcelain tiled floor

Sunroom (12.80ft x 20.54ft) 3.90m x 6.26m
laminate floor and electronic Velux window

FIRST FLOOR

Bedroom 1 (10.86ft x 10.93ft) 3.31m x 3.33m
range of built in wardrobes

En-suite
tiled floor and surround, w.c., w.h.b. and shower



Bedroom 2 (10.89ft x 8.86ft) 3.32m x 2.70m
with built in wardrobes

Bedroom 3 (9.55ft x 9.38ft) 2.91m x 2.86m
with range of built-in wardrobes

Hotpress

Bathroom

tiled floor and surround, heated towel rail, w.c., w.h.b., bath with electric shower

SECOND FLOOR

Storage Closet

Master Bedroom (12.63ft x 12.63ft) 3.85m x 3.85m
with built-in wardrobes

En-suite

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

Inclusions

Integrated dishwasher, electric hob, extractor, electric oven grill, light fittings

Services

Mains water, mains drainage, electricity, solar panels, air to water heating system, EV charger, security alarm, refuse collection and broadband.



Features

- Energy efficient A rated home
- Solar panels
- Air to water heating system
- Double glazed windows
- Low maintenance brick/render exterior
- OHME EV charger
- Security alarm
- In Showhouse condition throughout
- Cobble loc drive parking for 2 cars
- In cul-de-sac location
- In Village environment
- c. 170 sq.m. (c. 1,830 sq.ft.) of accommodation

Outside

Cobble lock drive parking for two cars, walled in rear garden with gated side access, raised flower bed, block built shed with electricity (2.65m x 2.53m), granite patio, outside sockets and tap.

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only

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