



**SUPERB DETACHED 4 BED RESIDENCE**

**Saint Kevins, Athgarvan, Newbridge, Co. Kildare, W12 D592**

**GUIDE PRICE: € 375,000**



**PSRA Reg. No. 001536**

**Saint Kevins, Athgarvan, Newbridge, Co.  
Kildare, W12 D592**

---

**FEATURES:**

- \* Electric gates
- \* Gravel drive
- \* PVC fascia/soffitts
- \* PVC triple glazed windows
- \* Wood pellet burner for heating
- \* Chrome sockets and switches
- \* Only 350 metres from the Curragh Plains

**DESCRIPTION:**

St. Kevins is a superb, detached residence in the sought-after location of Athgarvan. Extending to circa 155 sq.m/1,668 sq.ft. this spacious residence is presented in excellent condition throughout and benefits from a host of upgrades including triple glazed windows and electric gates. Outside there is a gravel drive to the front and gardens to the rear in lawns. There is a covered barbeque area to the rear and also a built-in food smoker. Features include: PVC fascia & soffits, high gloss kitchen presses, wood pellet burner.

The village is only 3km south of Newbridge and has the benefit of a primary school, pub/restaurant and convenience store. The property is just 300m from the Curragh Plains which offers c. 4,500 acres of open parkland, ideal for walking, running or cycling. The area has the benefit of an excellent education, recreational and shopping facilities with such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Woodies, TK Maxx, Penneys, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

Commuters have the benefit of an excellent road and rail infrastructure with the M7 Motorway access at Junction 12 Ballymany (c. 2.5 km), bus route available from Newbridge and train service from Town directly to the City Centre either Grand Canal Dock or Heuston Station.

**ACCOMMODATION:**

Hallway : 3.40m x 2.09m  
tiled floor.

Living Room : 4.27m x 4.16m  
laminated floor, bay window.

Kitchen : 4.80m x 3.90m  
vinyl floor, high gloss built-in ground and eye level presses, s.s. sink, Siemens integrated dishwasher, Samsung electric oven, hob, extractor, Samsung American fridge/freezer, breakfast bar.

Sitting Room : 4.42m x 4.03m  
laminated floor, insert Boru stove, recessed lights.

Bedroom 2 : 4.04m x 4.25m  
laminated floor and mirrored sliding wardrobe.

Bathroom :  
Corner rainwater electric shower, w.c., vanity w.h.b., heated towel rail, tiled floor and surround.

Utility Room :  
Plumbed.

Office/Bedroom 1 : 3.00m x 1.67m  
laminated floor.

**UPSTAIRS**

Bedroom 3 : 3.24m x 2.20m  
laminated floor.

Walk in Closet :  
shelved, laminated floor, eaves storage.

Master Bedroom : 7.27m x 2.20m  
laminated floor, recessed lights.

Bathroom : 3.80m x 2.20m  
fully tiled, corner bath, shower attachment, w.c., w.h.b., storage press.

**ACTIVITIES:**

Local sporting activities include soccer, GAA, rugby, athletics, hockey, basketball, swimming, leisure centres, golf, horse riding and horse racing the Curragh, Naas and Punchestown.

**OUTSIDE:**

Garden to rear in lawn with covered BBQ area and a built-in food smoker, paved patio, garden shed, greenhouse, gravel drive to front.

**SERVICES:**

Mains water, septic tank drainage, ESB, wood pellet heating.

**INCLUSIONS:**

Siemens integrated dishwasher, Samsung electric oven, hob, extractor, Samsung American fridge/freezer, garden shed, glasshouse, blinds.

**SOLICITOR:**

TBC

**BER: C3**

**BER NO: 103333167**

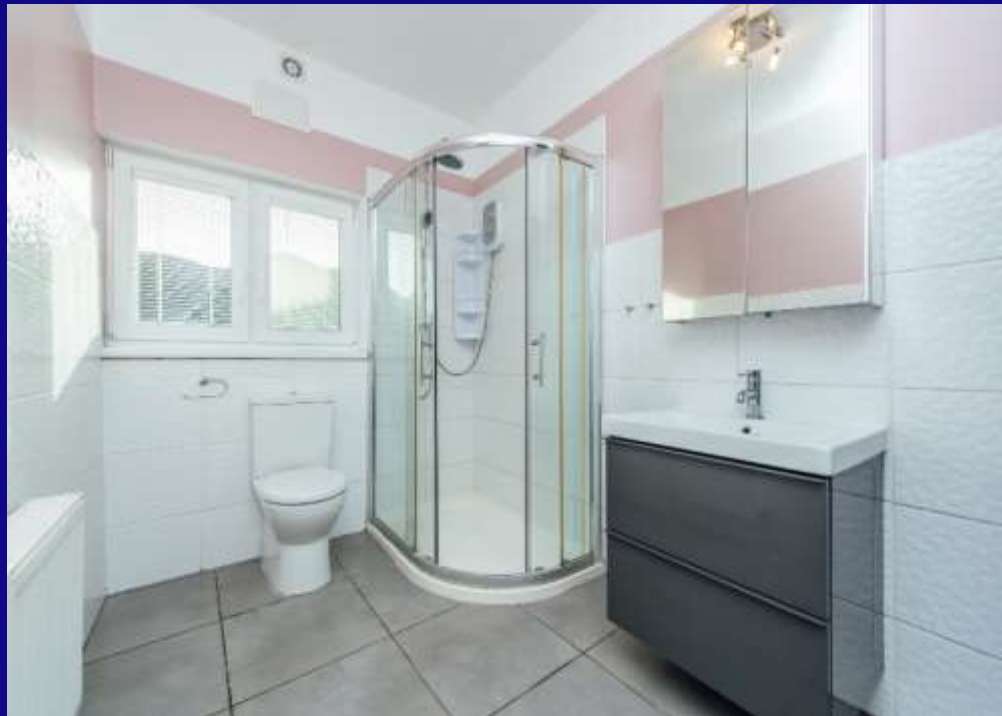
**CONTACT:**

**Mark Neylon**

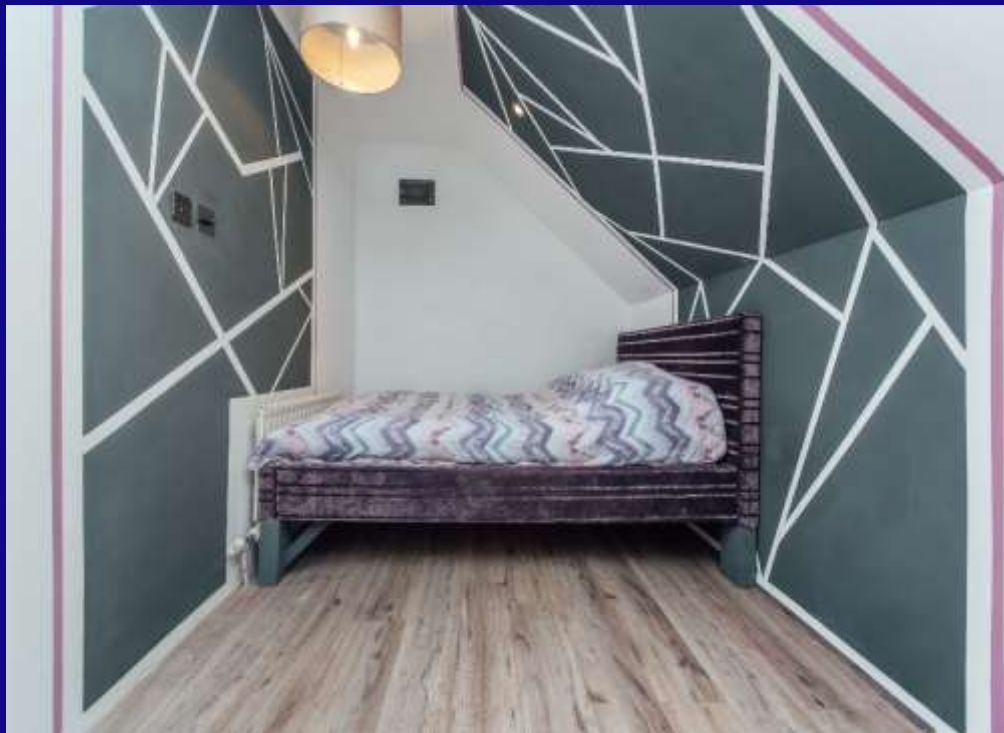
M: 085 122 6720 | T: 045-433550 | E: [mark@jordancs.ie](mailto:mark@jordancs.ie)















**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

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 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.