



WONDERFUL DETACHED C. 2,140 SQ.FT. RESIDENCE ON C. 1/2 ACRE

Tara House, Rosetown, Newbridge, Co. Kildare, W12 WK19

GUIDE PRICE: € 525,000

BER C2



PSRA Reg. No. 001536

Tara House, Rosetown, Newbridge, Co. Kildare, W12 WK19

DESCRIPTION:

Tara House is a wonderful detached family home set in a nice quiet rural setting with superb views of the surrounding countryside yet only 5 minutes from both Newbridge and Kilcullen. Approached through a recessed entrance with electric gates, gravel forecourt, the property stands on c. 1/2 acre mainly in lawn enclosed by mature trees and hedges. Offering a private secluded oasis to call home. This spacious family home extends to c. 2,140 sq.ft. (c. 199 sq.m.) of accommodation with the benefit of oil fired central heating, PVC double glazed windows, conservatory, Stanley oil fired cooker, electric gates, 5 bedrooms and 3 bathrooms. On entering you have an outer porch with double doors leading to an inner hall with oak floors and open plan to dining room with cast iron fireplace and oak floors. Also off the hallway you will find the living room, a relaxing space with large bow shape window and marble fireplace. To the rear of the house you have your kitchen with cream fitted units and Stanley oil fired cooker with utility off. Double doors off the kitchen lead to the conservatory which opens out to a mature south facing garden. Also on the ground floor is a shower room and 2 bedrooms. Upstairs there is a spacious landing with storage closets, 3 bedrooms, family bathroom and ensuite. Situated in a much sought-after location in the townland of Rosetown just outside Athgarvan only 5 minutes from Newbridge which offers an excellent array of amenities on your doorstep with pubs, restaurants, schools and superb shopping to include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Newbridge Silverware, the Whitewater Shopping Centre with 75 retail outlet, food court and cinema. Local sporting activities include rugby, GAA, soccer, athletics, hockey, swimming, fishing, canoeing, horse riding, golf and racing in the Curragh, Naas and Punchestown. Commuters have the benefit of an excellent road and rail infrastructure on their doorstep with M7 motorway access at Junction 10 or 12, bus route and regular commuter rail service available from Newbridge direct to the City Centre either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Porch : 2.06m x 1.00m
With oak floor and double doors leading to;

Hallway : 2.06m x 5.20m
With oak floor, coving and recessed lights.

Sitting Room : 4.80m x 5.25m
With large bow window, wall lights, marble fireplace, coving and recessed lights.

Dining Room : 3.60m x 3.20m
With oak floor, coving and cast iron fireplace.

Kitchen : 3.70m x 3.22m
With Stanley oil fired cooker, Whirlpool electric oven, Nordmende ceramic hob, extractor unit, cream built-in ground and eye level presses, plumbed, s.s. sink unit, tiled floor and surround. Double doors leading to;

Conservatory : 4.00m x 3.85m
With french doors leading to rear garden.

Utility Room :
Tiled floor, plumbed, s.s. sink unit, fitted ground and eye level presses.

Shower Room :
w.c., w.h.b., corner shower, recessed lights, tiled floor and surround.

Bedroom 4 : 2.83m x 3.60m
With range of built-in wardrobes.

Bedroom 5 : 4.50m x 3.60m
With coving.

Upstairs
Landing :
Linen cupboard, recessed lights and 3 storage closets.

Bedroom 1 : 2.70m x 4.25m
With oak floor and mirrored sliding wardrobes.

En-suite :
w.c., w.h.b. and shower.

Bedroom 2 : 3.80m x 3.60m
With mirrored sliding wardrobes and storage cupboard.

Bedroom 3 : 3.90m x 2.70m
With built-in cupboards.

Bathroom :
w.c., w.h.b., shower, tiled floor and surround.

FEATURES:

- * c. 2,140/ c. 199 sq.m. of accommodation
- * ½ acre site
- * 5 bedroom, 3 bathrooms
- * Sought-after location
- * Electric gates

OUTSIDE:

Approached by a recessed entrance with electric gates to a gravel drive, the property stands on c. 1/2 acre mainly in lawn enclosed by mature trees and hedges. Garage (4.9 x 4.35) including internal office. Outside utility/store (4.35 x 3.55) with tiled floor, ceramic sink and plumbed. There is also a paved patio area and 3 outside taps.

SERVICES:

Mains water, septic tank drainage, oil fired central heating, refuse collection, broadband.

INCLUSIONS:

Oven, hob, extractor, light fittings, curtains, blinds and carpets.

SOLICITOR:

O'Connor McCormack Sols., Naas, Co. Kildare

BER: C2

BER NO: 116548736

CONTACT:

Liam Hargaden
M: 045 433550 T: 045-433550
E: liam@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.