

FOR SALE BY PRIVATE TREATY



BER C1

Ardeen

BALLYSAX, THE CURRAGH, CO. KILDARE, A56 ET32



# Ardeen

BALLYSAX, THE CURRAGH,  
CO. KILDARE

A unique Edwardian residence c. 418 sq.m. (c. 4,499.35 sq.ft.) on a private site of 0.54 Hectares (1.33 Acres) only 5 minute drive from both the M7 and M9 with private landscaped south facing gardens with views over the Curragh Plains comprising 4,500 acres and Braveheart Hill.





## **This is the first time the property has been on the market in over 40 years**

The property is situated 6.6 km, Kilcullen, 6.6 km, Kildare Town 11.4 km, Naas 14 km, Dublin City 55 km, Dublin Airport 63 km, Athgarvan Village 2 km.

The property sits in a private position overlooking the Curragh Plains and Braveheart Hill, a wonderful amenity to have on your doorstep, be it for walking, running, hacking amongst a range of activities. Having approximately 4,500 acres of common land within a minute of your home is a rarity. County Kildare is considered one of the most desirable counties in Ireland, it is very accessible to Dublin City and Airport, renowned worldwide for its connection to racing and the bloodstock industry, excellent towns and modern amenities. The vibrant town of Newbridge is c. 6.6 km boasting good restaurants, pubs, the Whitewater Shopping Centre, private schooling at Newbridge College and the award winning Keadeen Hotel. Other schools include the local primary school at Athgarvan and private boarding schools for boys at Clongowes Wood College in Clane. Kilcullen is also c. 6km and is excellent for local shopping with the famous Nolans Butchers renowned for their beef and sausages, Berney Saddlery and popular restaurants such as Fallons and Bardons only 5 minute drive. The pretty town of Naas is a short distance with good boutiques, restaurants and pubs. Dublin and Dublin Airport are an easy drive along the M7 and M50.





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## AMENITIES INCLUDE:

Hunting with Kildare Hunt and South County, Racing at Curragh (short drive), Punchestown and Naas within 20 minute drive. Golf at Rathsallagh, Royal Curragh Club (only a few minutes drive), Naas and K Club (Former host of the Ryder Cup). Shopping in Newbridge (Whitewater Shopping Centre), Naas and Kildare Retail Village Outlet – all 10 minutes. The area is very well served with excellent primary and post primary schools.

The house was completely refurbished in 2007 and is in excellent condition, every detail has been well thought out and the best of materials used. There is a great sense of space which has been created by the high ceilings and natural light through the French doors and conservatory. The simplicity of the layout make the reception rooms work together for both entertaining and every day living. The gardens are a feature of the property and ensure complete privacy.



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## ACCOMMODATION:

### Entrance Hall/Lobby:

3.9m x 4.0m Plus alcove with timber floor and fireplace.

### Drawingroom:

5.0m x 3.9m With gas fireplace, timber floor, coving.

### Diningroom:

5.1m x 3.99m With fireplace, timber floor.

### Playroom/TV Room:

3.7m x 3.7m With range of built-in units.

### Sunroom:

8.32m x 2.17m Timber floor with door to patio and garden.

### Large Conservatory:

9.17m x 3.3m Fireplace and French doors to garden and patio.

### Large fully fitted Kitchen:

Poggenphol kitchen with Gaggenau fittings which includes huge storage units and large island with integrated dishwasher, large double fridge/freezer, microwave, warming ovens, marble worktop, 4 oven Aga Cooker with electric ceramic hob, wine fridge.

**THE POGGENPHOL KITCHEN IS A FEATURE OF THE PROPERTY AND NEEDS TO BE VIEWED TO BE APPRECIATED.**



### Kitchen Breakfastroom:

5.62 x 3.9m With fireplace.

### Utility Room/Laundry: Fully plumbed.

**Office:** With doors to patio and garden.

### Bedroom 1:

5.2m x 4.26m With large range of wardrobes.

**Ensuite:** Shower, w.c., w.h.b. (Bathroom double entrance from Landing)

### Dressingroom:

### Bedroom 2:

4.59m x 3.73m Into alcove, fireplace.

### Bedroom 3:

5.29m x 4.11m

**Ensuite:** Shower, w.c., w.h.b.

**Hotpress:** Walk-in

### Bedroom 4:

4.1m x 3.3m Built-in wardrobes.

**Ensuite:** Shower, w.c., w.h.b. tiled.

### Bedroom 5 / Master:

5.32m x 4.31m With walk-in Dressingroom fully kitted out.

**Ensuite:** Shower, w.c., w.h.b. bath.

**Back Stairs** To Utility, Office.





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## **SPECIAL FEATURES:**

### **OUTSIDE:**

Wonderful landscaped gardens and patio ensuring complete privacy. There are 2 pony boxes and 2 detached garages.

### **SERVICES:**

Septic tank drainage, mains water, oil-fired underfloor central heating, alarm, ESB, Broadband, electric gates, refuse collection.

**TITLE:** Freehold

### **FIXTURES & FITTINGS:**

Garden statutory, light fittings, curtains and all other removal fittings are expressly excluded.

### **DIRECTIONS:**

**Eircode:** A56 ET32

**From Dublin:** Take the M7 and Exit at Junction 12 signed for Newbridge/The Curragh (R443), at the roundabout take the first Exit for Kilcullen/Athgarvan (R413). Drive for approximately c. 2 km and take the third right hand turn L7034, drive for c. 2 km with the Golf Course on both sides of the road. Continue on this road for 900 m until you come to a T-junction. Turn right at T-junction and the property is the second residence on the left with white electric gates. Jordan sign is on the property.

**VIEWING STRICTLY BY APPOINTMENT**



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