



ARDEEN

Ballysax, The Curragh, Co. Kildare, R56ET32



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A DISTINCTIVE EDWARDIAN COUNTRY RESIDENCE WITH BEAUTIFULLY LANDSCAPED SOUTH-FACING GARDENS, SET ON C. 1.33 ACRES OVERLOOKING THE CURRAGH PLAINS. IMMACULATELY PRESENTED AND IDEALLY POSITIONED ONLY MINUTES FROM THE M7 AND M9 MOTORWAYS.

Approximately 418 sq.m (4,500 sq.ft.)

For Sale by Private Treaty

BER C1 | BER No. 117428375



SPECIAL FEATURES

- Elevated site of c. 0.54 hectares (1.33 acres) with uninterrupted views across the iconic Curragh Plains
 - Sun-soaked, private south-facing gardens and multiple patio areas
 - Five spacious bedrooms, four of which are ensuite
- Extensive and beautifully proportioned reception rooms with high ceilings, fireplaces, and timber flooring
 - Poggenpohl kitchen with Gaggenau appliances, 4-oven Aga, marble counters, and large central island
 - Two pony boxes and two detached garages
 - Oil-fired underfloor central heating, alarm system, broadband
- Electric entrance gates with mature tree-lined boundaries ensuring complete privacy
- Superb access to Newbridge, Kilcullen, Naas, and Dublin via M7 and M9 motorways

PROPERTY SUMMARY

Ardeen is an exceptional Edwardian residence of charm and grandeur, privately nestled on an elevated site overlooking one of Ireland's most iconic natural landscapes—the Curragh Plains. This unique home offers a rare blend of historical character, refined modern finishes, and unrivalled location just minutes from major commuter routes.

Presented in superb condition throughout, Ardeen has been meticulously maintained and significantly upgraded by its current owners, who undertook a full refurbishment in 2007. The result is a warm, elegant and highly functional family home offering generous accommodation, impressive gardens, and excellent access to amenities and transport links.

Whether enjoying morning coffee in the garden room with panoramic views or hosting guests in the impressive kitchen and reception rooms, every corner of this home has been designed for comfort, style, and practicality.

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From the moment you enter Ardeen through the electric gates, the mature gardens and elevated position immediately set the tone for the residence beyond. A gravelled drive sweeps to the front of the house where manicured lawns, mature trees, and hedging provide year-round privacy and colour. Inside, a wide entrance hall opens into an array of beautifully proportioned reception rooms. The drawing room and dining room each feature fireplaces, timber flooring, and decorative coving, perfect for entertaining or relaxing. A separate playroom/TV room offers family functionality, while the sunroom and large garden room to the rear capture the surrounding landscape and open directly onto the patio and garden.

At the heart of the home lies the stunning Poggenpohl kitchen, a true culinary showcase, fitted with Gaggenau appliances, marble worktops, a 4-oven Aga with ceramic hob, wine fridge, double fridge/freezer, warming drawers and a large island with ample storage. This space flows into the breakfast room, also with fireplace, and beyond into a utility/laundry room and a private office with direct access to the garden—ideal for remote working.





reached. For golfers, the nearby Royal Curragh Golf Club, Rathsallagh, and the prestigious K Club offer an excellent selection of championship courses.

Retail and leisure options abound, with shopping at Whitewater Shopping Centre, Naas town centre, and the Kildare Village Outlet all just a short drive away. Dining is equally impressive, with renowned restaurants and cafés in Kilcullen, such as Fallons and Bardons, as well as in Naas and Newbridge. For those commuting or travelling frequently, Dublin City is located just 55 km away, with Dublin Airport approximately 63 km, offering a perfect balance of accessibility and peaceful countryside living.

DISTANCES

7.9 km / 10 minutes to Kildare Town

5.7 km / 10 minutes to Newbridge

22.9 km / 18 minutes to Naas

25 km / 29 minutes to Blessington

45.9 km / 30 min to Portlaoise

58 km / 1 hour Dublin City Centre

61.7 km / 50 minutes to Dublin Airport

All distances/times are approximate.

TECHNICAL INFORMATION

SALE METHOD By Private Treaty

FIXTURES & FITTINGS - Garden statuary, light fittings, curtains, and all other removable fittings are excluded unless expressly agreed.

SERVICES - Mains electricity, oil-fired underfloor heating, Biological Aerated Filter (BAF) wastewater treatment systems, broadband, alarm system, ESB, and refuse collection.

TENURE For Sale Freehold

VIEWING Strictly By Private Appointment









FLOOR PLANS





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