

# FOR SALE

By Private Treaty



Southwinds, Kinneagh, The Curragh, Co. Kildare R56 TF84

GUIDE PRICE: €800,000



5



4



360 Sqm



JORDAN 

## SUBSTANTIAL DETACHED 5 BEDROOM BUNGALOW WITH OUTBUILDINGS ON C. 12.65 ACRES

Set amidst beautifully mature and private grounds, Southwinds is an impressive detached bungalow offering exceptional space, privacy and versatility in a highly convenient countryside setting. Approached through a recessed entrance onto a sweeping tarmac driveway, the property is surrounded by extensive lawns framed by mature trees and hedging, creating a secluded oasis away from the bustle of everyday life. To the rear, a large paved patio area provides the perfect space for outdoor entertaining and relaxation, while an excellent range of outbuildings includes a garage, store and seven stables, making the property particularly appealing to those with equestrian interests or requiring additional storage and workspace.

Extending to approximately 360 sq.m. (3,875 sq.ft.), the residence offers generously proportioned and well-balanced accommodation designed to suit modern family living. Internally, the property benefits from double glazed windows and oil-fired central heating and comprises five reception rooms, five spacious bedrooms and three bathrooms, providing ample living and entertaining space for growing families. The flexible layout and substantial accommodation combine to create an ideal family home in a peaceful rural setting while remaining within easy reach of a host of local amenities.

Southwinds enjoys an exceptionally convenient location just 1 km from Athgarvan Village, where local amenities include a pub/restaurant, Mace convenience store, primary school and pharmacy. The surrounding towns of Kilcullen, Newbridge and Kildare Town are all within easy reach and provide an extensive selection of shops, supermarkets, cafés, restaurants, banks and leisure facilities. Retail offerings in the area include Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, Woodie's, DID Electrical, Penneys, TK Maxx, Whitewater Shopping Centre and the renowned Kildare Village Outlet.





## Accommodation

**Entrance Hall (15.65ft x 9.32ft) 4.77m x 2.84m**  
With wooden floor and covings.

**Sitting Room (30.91ft x 16.90ft) 9.42m x 5.15m**  
Approached through double doors with recessed lights, wooden floor, marble fireplace, wall lights and two sets of patio doors.

**Dining Room (22.24ft x 12.83ft) 6.78m x 3.91m**  
With laminate floor, wall lights, marble fireplace, recessed lights and double doors.

**Living Room (14.50ft x 13.48ft) 4.42m x 4.11m**  
With cast iron fireplace (back boiler), built-in presses and shelving, wooden floor and wooden floors and double doors leading to;

**Kitchen (16.47ft x 15.26ft) 5.02m x 4.65m**  
With oak built-in ground and eye level presses, electric double oven, electric hob, s.s. sink unit, plumbed, patio doors to rear, tiled floors and surround.

**Utility Room (14.60ft x 7.91ft) 4.45m x 2.41m**  
Oak built-in ground and eye level presses, s.s. sink unit, plumbed, shelving, tiled floor and surround.

**Guest WC**  
w.c., w.h.b., fully tiled.

**Back Hall (10.17ft x 8.99ft) 3.10m x 2.74m**  
With fitted presses, tiled floor and hotpress.

**Office (19.69ft x 11.98ft) 6.00m x 3.65m**  
Approached through double doors with a large range of fitted presses and display shelving.



**Bedroom 1 (12.89ft x 10.66ft) 3.93m x 3.25m**

With laminate floor and closet.

**En-suite**

w.c., w.h.b. and shower.

**Bedroom 2 (11.88ft x 10.66ft) 3.62m x 3.25m**

With laminate floor and built-in wardrobe.

**Bedroom 3 (12.80ft x 11.98ft) 3.90m x 3.65m**

With built-in wardrobe.

**Main Bedroom (11.84ft x 18.90ft) 3.61m x 5.76m**

With a range of built-in wardrobes, closet.

**En-suite**

w.c., bidet, vanity w.h.b., shower, tiled floor and surround

**Bedroom 5 (11.78ft x 10.27ft) 3.59m x 3.13m**

With laminate floor and built-in wardrobes.

**Study (11.78ft x 7.19ft) 3.59m x 2.19m**

With laminate floor.

**Bathroom**

w.c., w.h.b., bath with shower attachment, shower over and fully tiled floor and walls.

**Kitchen 2 (21.65ft x 19.78ft) 6.60m x 6.03m**

Living Room - with laminate floor and built- ground and eye level presses, s.s. sink unit, plumbed, electric hob, double oven, extractor, recessed lights and french doors leading to rear garden.

**Utility Room**

Laminate floor and built-in presses.





## Features

- Substantial c. 360 sq.m. (3,800 sq.ft.) residence
- c. 12. 65 acres with 7 boxes, garage and store
- Oil fired central heating
- Double glazed windows
- 5 receptions
- 5 bedrooms
- 4 bathrooms
- Mature enclosed gardens
- Easy access to Kilcullen, Newbridge and Kildare
- Only 1.8 km from the Curragh Plains
- Good road and rail infrastructure closeby

## Outside

Approached through a recessed entrance to a tarmacadam drive, the gardens are laid out mainly in lawn with paved patio area to rear, tiered garden, all enclosed by mature trees and hedges. There are a selection of outbuildings with 7 stables, garage and store. The land surrounds the house and is laid out in grass in one division with road frontage and separate access.

## Services

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

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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