

MAY QUALIFY FOR VACANT HOUSE GRANT

FOR SALE

By Private Treaty



Grangehiggin, Kilmeague, Naas, Co. Kildare, W91 NVF4



3



2



124.6 Sqm



GUIDE PRICE:

Residence on c. $\frac{3}{4}$ Acre - €390,000

c. 43 Acres - €360,000

JORDAN

Superb Detached 3 Bedroom Bungalow on c. ¾ Acre or c. 44 Acre

Set at the end of a quiet cul-de-sac in the peaceful townland of Grangehiggin, this attractive detached residence enjoys a truly private and mature setting while remaining highly accessible. Located approximately 4½ km south of Kilmeague Village, 9½ km north of Newbridge and 14 km west of Naas, the property offers the perfect balance of rural tranquillity and everyday convenience.

Approached via dual entrances, the home is framed by a sweeping tarmacadam horseshoe driveway, creating an immediate sense of arrival. Standing on a beautifully mature site of approximately c. ¾ acre, the grounds are mainly laid out in lawn and bordered by established trees and hedgerows, providing both privacy and a wonderful sense of seclusion. The setting is peaceful and sheltered — a true oasis in the countryside.

To the rear of the residence is a substantial double garage and workshop, offering excellent storage and workspace potential, ideal for those with hobbies, business needs, or additional lifestyle requirements.

Constructed circa 1990, the residence extends to approximately 124.6 sq.m. (c. 1,340 sq.ft.) and is presented in good condition throughout. The property benefits from PVC double glazed windows, oil-fired central heating and low-maintenance PVC fascia and soffits, ensuring comfort and practicality year-round.

Upon entering, a spacious tiled hallway welcomes you and leads through to a bright and comfortable sitting room featuring a fireplace and bay window. To the rear of the home, the kitchen/dining room forms the heart of the property. Fitted with an oak kitchen and a Stanley oil-fired cooker, the space is both functional and inviting, with tiled flooring and French doors opening directly to the rear garden — ideal for family living and entertaining alike. A separate utility room with fitted presses is conveniently located off the kitchen.



The bedroom accommodation is arranged along a dedicated corridor and comprises three generous bedrooms, each with built-in wardrobes. The main bedroom benefits from an ensuite bathroom, while a separate family shower room serves the remaining bedrooms.

A significant additional feature is the large floored attic storage area extending to approximately 67.3 sq.m. (c. 724 sq.ft.). Complete with light, this expansive space offers excellent potential for conversion to further accommodation, subject to the usual planning permission, presenting a valuable opportunity for future expansion.

The location is particularly convenient, with Newbridge and Naas offering an excellent range of educational, recreational and shopping facilities. The M7 Motorway is accessible approximately 11½ km away at Junction 10, while Newbridge Train Station (c. 9 km) provides regular commuter rail services to Dublin City Centre, including Heuston Station and Grand Canal Dock.

This is a wonderful opportunity to acquire a well-maintained country residence with significant additional land in a highly accessible yet peaceful setting — combining lifestyle, privacy and long-term potential in one complete offering.

THE LAND:

Beyond the residence itself, the property offers exceptional landholding potential. Directly across the road lies a 23-acre field enclosed by mature hedgerows, ideally suited to equestrian pursuits or hobby farming. A further c. 20 acres of bog land is located nearby, bringing the total land offering to approximately c. 44 acres — a rare and attractive prospect for those seeking space and versatility.

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Accommodation

Hallway (12.14ft x 9.51ft) 3.70m x 2.90m
with tiled floor and coving

Sitting Room (15.42ft x 15.09ft) 4.70m x 4.60m
into bay window, coving, wall lights, mahogany surround fireplace with tiled inset

Kitchen/Dining Room (22.41ft x 11.94ft) 6.83m x 3.64m
coving, tiled floor and surround, Stanley oil fired cooker, oak built in ground and eye level presses, s.s. sink unit, plumbed, electric oven, electric hob, extractor and French doors leading to garden

Utility Room
s.s. sink unit, fitted presses, plumbed, tiled floor and surround

Cloak Closet

Hotpress

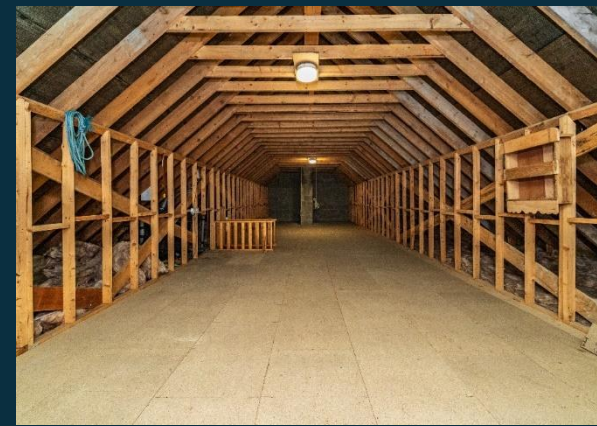
Shower Room (9.61ft x 9.32ft) 2.93m x 2.84m
w.c., w.h.b., wet room shower and tiled walls

Bedroom 1 (11.91ft x 11.71ft) 3.63m x 3.57m
with range of built in wardrobes and coving

En-suite
w.c., w.h.b., electric shower, tiled floor and surround

Bedroom 2 (12.14ft x 9.94ft) 3.70m x 3.03m
with built in wardrobes

Bedroom 3 (9.91ft x 9.91ft) 3.02m x 3.02m
with coving and built in wardrobes



Features

- Oil fired central heating
- PVC double glazed windows
- c. ¾ acre or c. 44 acres of land
- c. 67 sq.m. (c. 720 sq.ft.) of attic storage (ideal for conversion subject to PP)
- Close to Newbridge c. 9½ km, Naas c. 14 km and Kildare Town c. 10½ km.
- Easy access to good recreational, educational and shopping facilities.
- Excellent road and rail infrastructure nearby with the M7 Motorway and train service.

Inclusions

Stanley cooker, electric cooker

Outside

Approached by a dual recessed entrance to a tarmacadam horseshoe driveway, the site stands on c. ¾ acre, mainly in lawn enclosed by trees and hedges. Paved patio area, double garage (6.23m x 5.55m) and workshop (8m x 5.8m)

Services

Mains water, septic tank drainage, oil fired central heating, electricity

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only

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