

FOR SALE

By Private Treaty



Greenogue, Southgreen, Kildare, Co. Kildare, R51 X895

GUIDE PRICE: €620,000



3



2



204.39 Sq.m.

BER C1

JORDAN 

CHARMING DETACHED C. 2,200 SQ.FT. RESIDENCE ON C. 2.15 ACRES

Greenogue is a wonderful south facing detached home approached through electric gates to a sweeping gravel drive leading up to the house, standing on c. 2.15 acres of gardens mainly in lawn with a profusion of 26 varieties of trees, water feature and flower beds enclosed by hedges offering a private haven of peace and tranquility with magnificent views of the surrounding countryside. The house exudes charm and contains c. 2,200 sq.ft. of light filled accommodation with the benefit of 9½ ft (2.9 m) ceilings, oil fired central heating and mostly double glazed windows, external walls and roof re-insulated, to the side of the house is a garage/workshop and garden store.

Situated in a nice quiet country setting only 2 km from the Square in Kildare Town offering a variety of restaurants and pubs for an evening out whether it be Hartes, Cunninghams, The Gallops at Kildare House, O'Dooles or Silken Thomas. The Kildare Retail Outlet Village is 2.2 km offering designer shopping at discounted prices, along with Tesco, Aldi and Lidl closeby. Primary and secondary schools closeby to include Gaelscoil, Educate Together, St. Brigid's Primary School and Kildare Community College.

The area has the benefit of an excellent road and rail infrastructure - bus route (c. 2 km), commuter train service (c. 2.2 km) providing direct access to the City and M7 Motorway at Junction 13 (c. 2.4 km), only 46 km south west of the M50.

Local amenities include GAA, rugby, soccer, horseriding, athletics, golf and horse racing in the Curragh, Naas and Punchestown.



Accommodation

Entrance Hall (13.45ft x 8.69ft) 4.10m x 2.65m
with laminate floor and cornicing

Drawing Room (20.67ft x 14.93ft) 6.30m x 4.55m
into bay window, cornicing, shelving, fireplace and wall lights

Dining Room (15.75ft x 14.93ft) 4.80m x 4.55m
cornicing, shelving and door leading to paved patio area

Kitchen (13.78ft x 10.66ft) 4.20m x 3.25m
with built in ground and eye level cupboards, granite worktops and splashback, Bosch integrated dishwasher, integrated fridge, extractor, Neff double oven, Smeg ceramic hob, cornicing and bench seat

Utility Room
built in ground and eye level cupboards, plumbed, s.s. sink unit and tiled surround

Livingroom/Bedroom 3 (14.93ft x 11.48ft) 4.55m x 3.50m
fitted cupboards, shelving, coving, recessed lights and gas fire

Hotpress
shelved with immersion

Bedroom 1 (15.75ft x 16.73ft) 4.80m x 5.10m
into bay window with coving and range of built in wardrobes

En-suite
w.c., vanity w.h.b., bath with shower attachment, coving, recessed lights, cupboards and shelving

Bedroom 2 (15.42ft x 10.17ft) 4.70m x 3.10m
with double built in wardrobes and coving



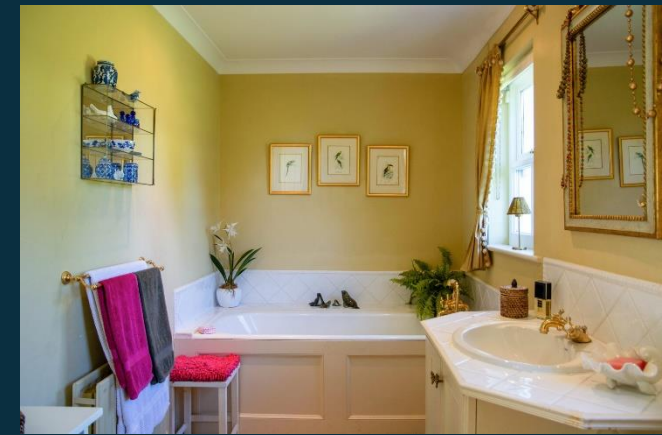
Bathroom

w.c., pedestal w.h.b., Grohe power shower, bath with shower attachment, coving, recessed lights and tiled floor

UPPER LANDING

Attic Room 1 (15.58ft x 9.19ft) 4.75m x 2.80m
with shelving, cupboard, recessed lights and eaves storage

Attic Room 2 (11.38ft x 9.51ft) 3.47m x 2.90m
with shelving, cupboard, recessed lights and eaves storage



Outside

Approached through a recessed entrance with electric gates leading to a sweeping gravel drive leading up to the house, set amid c. 2.15 acres of gardens mainly in lawn with a profusion of 26 varieties of trees, water feature, flower beds enclosed by hedges offering a secluded oasis.

Garage/Workshop 5.4m x 5.2m. Garden Shed 5.3m x 1.95m. Outside tap.



Inclusions

Double oven, hob, extractor, dishwasher, fridge, carpets and blinds

Exclusions

Light fittings, curtains and curtain poles in drawingroom and diningroom



Features

- Magnificent c. 2.15 acre site.
- Accommodation c. 2,200 sq.ft.
- Oil fired central heating.
- Mostly double glazed windows.
- Magnificent views of the surrounding countryside.
- 9½ ft. (2.9m) ceilings on the ground floor.
- Electric gates.
- Landscaped gardens with profusion of trees, flower beds and water feature.
- Only 2.4 km from M7 and 2.2 km from Train Station.
- Kildare Town centre only 2 km
- Kildare Retail Outlet Village c. 2.2 km

Services

Oil fired central heating, septic tank drainage, mains water, broadband

Negotiator | Liam Hargaden

T: 045 433550 E: liam@jordancs.ie W: www.jordancs.ie

Viewings

Strictly by prior appointment only

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 2026. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007526 © Government of Ireland.

