

FOR SALE

By Private Treaty

1 Charleton Mews, Newbridge, Co. Kildare, W12 A092



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123 Sqm

BER C

GUIDE PRICE: €425,000



SUPERB DETACHED 4 BEDROOM RESIDENCE

No. 1 Charleton Mews is an attractive four-bedroom detached family home built approximately 24 years ago. Enjoying an excellent central location just off Station Road, the property combines the advantages of a quiet residential setting with exceptional convenience. Newbridge Town Centre and the train station are both within easy walking distance, making this an ideal home for families and commuters alike.

Extending to approximately 123 sq. m. (1,323 sq. ft.), the property offers bright, well-proportioned and beautifully presented accommodation throughout. Features include PVC double-glazed windows, gas-fired central heating with replacement gas burner, PVC fascias and soffits, together with a large cobble loc driveway providing ample off-street parking. Gated side access leads to an attractive south-east facing rear garden, principally laid out in lawn and providing an ideal private outdoor space for family life and entertaining.

Upon entering the property, a welcoming entrance hall with tiled flooring provides access to a cloak closet and guest WC. The generous sitting room is a comfortable and inviting reception space featuring a bay window, wooden flooring and gas fire. To the rear of the house is the spacious kitchen/dining room, ideally positioned to overlook the garden. The kitchen is fitted with a range of units and complemented by tiled flooring, while patio doors from the dining area open directly onto the south-east facing rear garden, creating an excellent connection between the indoor and outdoor living spaces. A separate utility room off the kitchen provides valuable additional storage and practicality and completes the ground-floor accommodation. Upstairs, there are four generously proportioned bedrooms, offering excellent flexibility for family living, guests or working from home. The main bedroom benefits from its own ensuite, while a separate family bathroom serves the remaining bedrooms.

One of the outstanding features of No. 1 Charleton Mews is its highly convenient location. Situated just off Station Road, the property is only a short walk from the heart of Newbridge Town Centre, with its extensive selection of cafés, boutiques, restaurants, pubs and everyday amenities.



Newbridge offers superb shopping facilities, including Penneys, TK Maxx, Dunnes Stores, Tesco, Newbridge Silverware and Woodies. The popular Whitewater Shopping Centre, with approximately 75 retail outlets, a food court and cinema, is also within easy reach.

For commuters, the location is particularly impressive. Newbridge Train Station is approximately 500 metres from the property, providing commuter rail services directly to Dublin, including Heuston Station and Grand Canal Dock. Bus services are also available from Main Street, approximately 550 metres away.

Newbridge has firmly established itself as an ideal commuter town, situated approximately 34 km south-west of the M50 and benefiting from convenient access to the M7 Motorway at Junction 10.

The wider area provides an excellent choice of sporting and recreational facilities, including golf, rugby, soccer, GAA, fishing, canoeing, swimming, athletics, horse riding, hockey, gyms and leisure centres.

For horse racing enthusiasts, the property is also ideally positioned within easy reach of three of Ireland's best-known racecourses at The Curragh, Naas and Punchestown.

No. 1 Charleton Mews represents an excellent opportunity to acquire a fine four-bedroom detached family home in an established area, combining comfortable accommodation, a south-east facing rear garden and outstanding accessibility.

With Newbridge Town Centre, schools, shopping, sporting facilities, bus services and, importantly, the train station just 500 metres away, this is a wonderfully convenient family home in a highly accessible location.



Accommodation

Entrance Hall (12.63ft x 5.15ft) 3.85m x 1.57m
tiled floor, coving and cloak closet

Toilet w.c., w.h.b., fully tiled floor and walls

Sitting Room (19.03ft x 11.61ft) 5.80m x 3.54m
into a bay window with wooden floor, coving and fireplace (gas fire)

Kitchen/Dining Room (22.51ft x 11.68ft) 6.86m x 3.56m
with built in ground and eye level presses, tiled floor and surround, s.s. sink unit, plumbed, electric hob, electric oven, extractor, coving and patio door leading to rear garden

Utility Room plumbed, fitted presses, tiled floor

FIRST FLOOR

Bedroom 1 (13.16ft x 9.42ft) 4.01m x 2.87m

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

Bedroom 2 (13.45ft x 11.48ft) 4.10m x 3.50m
into bay window

Bedroom 3 (12.73ft x 8.76ft) 3.88m x 2.67m

Bedroom 4 (10.83ft x 7.55ft) 3.30m x 2.30m

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



Features

- Gas fired central heating
- PVC double glazed windows
- Large cobble loc drive
- Generous rear garden, not overlooked
- Walking distance of all amenities
- Superb educational, recreational and shopping facilities closeby
- Excellent road and rail infrastructure with bus, train and motorway

Inclusions

TBC

Outside

Approached via a large cobble loc drive to front, side access with gate leading to south east facing rear garden in lawn, Barna shed and outside tap.

Services

Mains water, mains drainage, refuse collection, electricity, alarm and gas fired central heating.

Negotiator | Liam Hargaden

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

Viewings

Strictly by prior appointment only

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