

# FOR SALE

By Private Treaty



3 Eyrefield Lawns, Athgarvan, Newbridge, Co. Kildare, W12 AF57

GUIDE PRICE: €600,000



4



3



232 Sqm



JORDAN 

## SPACIOUS DETACHED 4-BEDROOM BUNGALOW ON C. 1/2 ACRE

Eyrefield Lawns is an exclusive development of just nine detached bungalows, set on generous sites in the highly sought-after village of Athgarvan. Enjoying a peaceful, picturesque setting adjacent to the iconic Curragh Plains, the development is ideally positioned just 3km from the vibrant town of Newbridge and within easy reach of Naas, Kildare Town, and Kilcullen.

This unique location offers the perfect balance of countryside tranquillity and urban convenience, with the world-renowned Curragh Plains—spanning over 4,500 acres of open parkland, located just 1km away, providing exceptional opportunities for walking, running, and cycling.

The village of Athgarvan benefits from a strong local community and amenities including a convenience store, pub/restaurant, and primary school, all within walking distance.

No. 3 is an impressive detached four-bedroom bungalow set on a large mature site offering exceptional privacy and seclusion. Approached via a tarmac driveway, the property is surrounded by mature gardens laid mainly in lawn with established flower beds, shrubs, trees, and hedging, creating a private and peaceful oasis away from the bustle of modern life.

Extending to approximately 232 sq. m. (c. 2,500 sq. ft.), the accommodation is spacious and well-proportioned throughout, comprising comfortable living areas ideal for family life. The property further benefits from oil-fired central heating, aluminium double-glazed windows, PVC fascia and soffits, a garage and a conservatory.



## Location & Connectivity

The area is exceptionally well serviced with an outstanding range of amenities in nearby towns, including leading retail destinations such as Whitewater Shopping Centre, Kildare Village, and a wide selection of supermarkets, schools, cafés, and leisure facilities.

Transport links are excellent, with the M7 motorway accessible at Junction 12 (Ballymany), providing direct access to the M50 motorway and Dublin City Centre. Rail services from Newbridge offer frequent commuter connections to Heuston Station and Grand Canal Dock, with additional bus routes serving the surrounding towns and the Capital.

## Lifestyle & Recreation

The area is renowned for its exceptional sporting and recreational facilities, including GAA, rugby, soccer, golf, horse riding, athletics, fishing, and equestrian activities. Nearby racecourses include Curragh Racecourse, Naas Racecourse, and Punchestown Racecourse.

*A rare opportunity to acquire a substantial family home on a large private site within a prestigious and highly desirable village setting, combining countryside charm with superb connectivity and convenience.*

## Accommodation

**Entrance Hall (24.28ft x 5.25ft) 7.40m x 1.60m**

With oak flooring and coving.

**Cloak Closet (8.86ft x 6.43ft) 2.70m x 1.96m**

With fitted presses.

**Sitting Room (30.18ft x 14.76ft) 9.20m x 4.50m**

With coving and marble fireplace.

**Dining Room/Family Room (18.24ft x 11.88ft) 5.56m x 3.62m**

With coving, marble fireplace and sliding patio doors.

**Conservatory (20.01ft x 12.04ft) 6.10m x 3.67m**

With tiled floor and french doors to garden.

**Kitchen (14.44ft x 11.15ft) 4.40m x 3.40m**

With built-in ground and eye level presses, tiled floor and surround, breakfast counter, s.s. sink unit, plumbed and recessed lights.

**Utility Room (9.81ft x 5.91ft) 2.99m x 1.80m**

With fitted presses, plumbed and s.s. sink unit.

**Guest WC**

w.c., w.h.b., shelving, tiled floor and shower.



**Bedroom 1 (11.15ft x 10.93ft) 3.40m x 3.33m**

With walk-in closet.

**En-suite**

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

**Bedroom 2 (10.50ft x 13.12ft) 3.20m x 4.00m**

With oak floor.

**Bedroom 3**

With oak floor, vanity w.h.b., vanity area with drawers and range of built-in wardrobes.

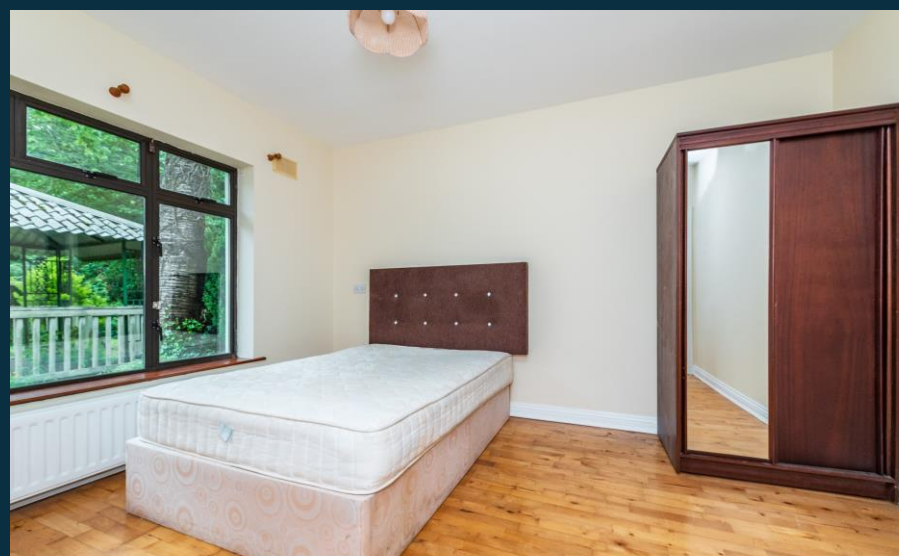
**Bedroom 4 (9.19ft x 7.87ft) 2.80m x 2.40m**

With oak floor.

**Bathroom (13.45ft x 5.25ft) 4.10m x 1.60m**

w.c., w.h.b., bidet, bath, electric shower over, recessed lights and hot press.

**Garage (18.37ft x 11.81ft) 5.6m x 3.6m**



## Features

- Overlooking a green area
- Tarmac driveway
- PVC fascia/soffits
- Oil-fired central heating
- Spacious c. 232 sq.m. (c. 2,500 sq.ft.) of accommodation
- Large c. ½ acre mature site
- Sought-after small development of 9 bungalows
- Nice quiet village environment
- Easy access to Newbridge, Kilcullen and Kildare
- Excellent road and rail infrastructure with bus, motorway and train service
- Superb recreational, educational and shopping facilities closeby

## Outside

Approached by a tarmacadam drive to front standing on c. ½ acre of mature gardens mainly in lawn with trees, hedges, shrubs, gazebo, paved patio area and barn shed. Separate garage (5.6 x 3.6) with up and over door.

## Services

Septic tank drainage, mains water, electricity, oil-fired central heating, refuse collection.

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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