

FOR SALE

By Private Treaty



Stone Lodge, Roseberry, Newbridge, Co. Kildare, W12 P898

GUIDE PRICE: €825,000



4,050 sq.ft.



JORDAN 

EXCEPTIONAL DETACHED 4 BEDROOM DORMER BUNGALOW ON C. 0.7 ACRE

Stone Lodge is a substantial detached dormer bungalow extending to approximately 4,050 sq.ft. (c. 376 sq.m.), occupying a mature c. 0.7 acre site within a quiet cul-de-sac setting, yet conveniently located within walking distance of the town centre.

The property is approached by a tarmacadam horseshoe driveway with dual entrances, set amidst beautifully maintained grounds which are mainly laid out in lawn and bordered by a selection of mature trees and hedging. This attractive setting provides a private and peaceful oasis away from the hustle and bustle, while still offering immediate access to the excellent amenities of the town.

The residence is presented in excellent condition throughout and boasts a number of attractive features including a sandstone and brick façade, double glazed windows, oil-fired central heating with new burner, and a Rayburn oil-fired cooker. The well-appointed cream fitted kitchen with island unit and granite worktop forms the heart of the home. The property provides four generous bedrooms and four bathrooms, creating a spacious and comfortable family residence. Rarely does such a substantial home come to the market so close to the town centre, offering the ideal balance of peaceful seclusion and everyday convenience.

Upon entering the property, a spacious entrance hall with sweeping staircase sets the tone for the accommodation within. Double doors lead to a large sitting room featuring a bay window, mahogany fireplace with gas fire, and French doors. To the rear of the house lies the impressive kitchen / dining / living area, featuring a cream fitted kitchen with granite-topped island unit and French doors opening to the rear garden. A brick chimney with open fire creates a welcoming focal point.



Off the kitchen through double doors is the livingroom with striking stone chimney with open fire, vaulted ceiling, wooden floor and French doors. From here, double doors open to a fully fitted bar area with counter, mirrors and display shelving, creating an ideal space for entertaining. Also off the kitchen is the diningroom with mahogany fireplace with gas fire and wall lighting. The ground floor accommodation also includes utility room, guest w.c., bedroom and family bathroom.

Upstairs, a large landing area leads to three further bedrooms, each benefiting from ensuite bathrooms, along with a separate office, providing excellent flexibility for modern family living.

Stone Lodge enjoys a highly convenient location on the edge of town, within walking distance of schools, restaurants, cafés, pubs, banks and a wide range of shopping facilities. Nearby retailers include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, DID Electrical, Woodies and Newbridge Silverware, while the Whitewater Shopping Centre, with over 75 retail outlets, food court and cinema, is also close at hand. The Kildare Village Outlet Shopping Centre is approximately a 15-minute drive, offering designer shopping at discounted prices.

The area benefits from excellent transport connections, with convenient access to the M7 Motorway at Junctions 10 and 12. A regular bus service operates from the Main Street, while Newbridge Train Station provides a frequent commuter rail service to Heuston Station and Grand Canal Dock, making an ideal commuter destination.

A wide range of sporting and recreational amenities are available locally, including GAA, rugby, soccer, horse riding, golf, athletics, hockey, basketball and swimming, together with numerous gyms and leisure facilities. The area is also home to the Irish National Stud and Japanese Gardens, while renowned racecourses at The Curragh, Naas and Punchestown offer world-class horse racing throughout the year.



Accommodation

Entrance Hall (18.04ft x 15.75ft) 5.50m x 4.80m

with wooden floor, coving, wall lights, sweeping staircase and double doors leading to:

Sitting Room (27.89ft x 20.67ft) 8.50m x 6.30m

part wooden floor/part carpet, coving, wall lights, mahogany fireplace (gas fire) and French doors

Kitchen/Dining/Living Area (24.93ft x 20.01ft) 7.60m x 6.10m

tiled floor, cream built in ground and eye level presses, brick chimney breast with open fire, window seat, ceramic sink, island unit with granite worktop, coving, recessed lights, Belling integrated dishwasher, Rayburn oil cooker, extractor, integrated fridge/freezer, double doors leading to:

Living Room (17.81ft x 16.73ft) 5.43m x 5.10m

wooden floor, vaulted ceiling, stone chimney with open fire, wall lights, French doors and double doors leading to

Bar (16.40ft x 10.01ft) 5.00m x 3.05m

wooden floor, coving, recessed lights, sink unit, fridge, counter

Dining Room (17.06ft x 13.78ft) 5.20m x 4.20m

with wooden floor, coving, mahogany fireplace (gas fire), wall lights

Utility Room

tiled floor, oven, hob, coving, built in presses

Store Room (10.99ft x 6.82ft) 3.35m x 2.08m

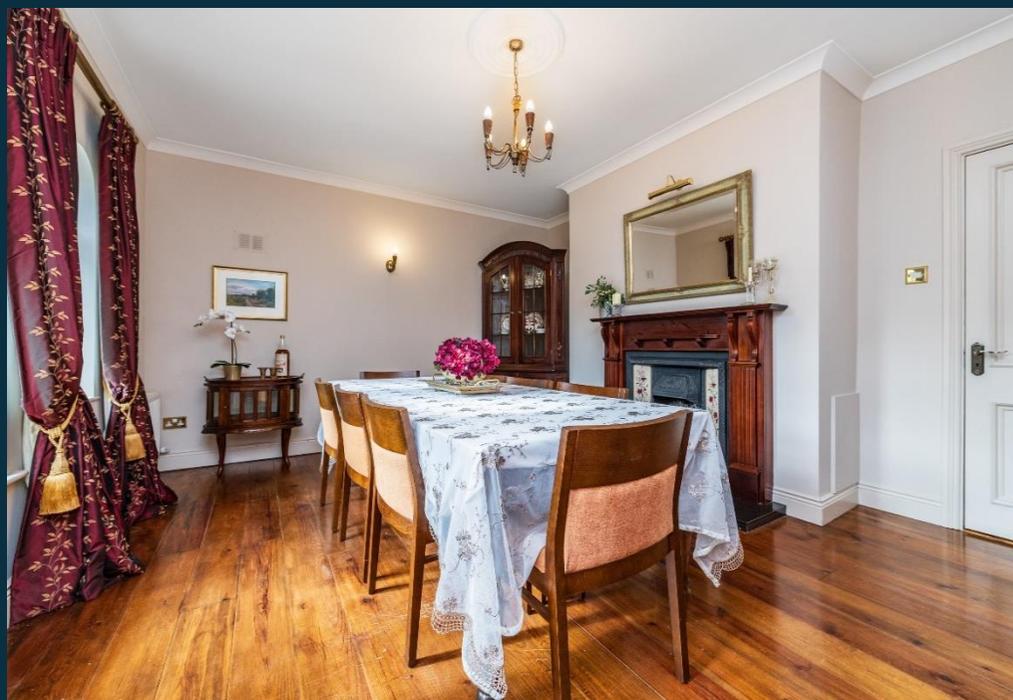
plumbed

Toilet

w.c., w.h.b., tiled floor and wood panel surround

Bedroom 4 (14.24ft x 9.84ft) 4.34m x 3.00m

with coving



Storage Closet

Linen Cupboard

Bathroom (9.68ft x 8.53ft) 2.95m x 2.60m

electric shower, w.c., w.h.b., bath, coving, recessed lights, fully tiled floor and walls

First Floor

Landing (19.36ft x 14.76ft) 5.90m x 4.50m

with wall lights

Bedroom 1 (21.98ft x 20.34ft) 6.70m x 6.20m

with recessed lights

En-suite (11.81ft x 7.22ft) 3.60m x 2.20m

w.c., vanity w.h.b., jacuzzi corner bath with shower attachment, recessed lights, heated towel rail and shower

Bedroom 2 (20.34ft x 13.12ft) 6.20m x 4.00m

with wooden floor

En-suite

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

Bedroom 3 (14.44ft x 9.51ft) 4.40m x 2.90m

En-suite

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

Office

(L-shaped) 2.14m x 4.08m and 2.5m x 2.87m with laminate floor



Features

- Horseshoe tarmacadam drive with dual entrance
- Spacious c. 4,050 sq.ft. (c. 376 sq.m.) residence
- Mature c. 0.7 acre site mainly in lawn enclosed by trees and hedges
- Elegant Sandstone facade
- Double glazed windows
- Oil fired central heating system (new oil burner)
- On the edge of town within walking distance of all amenities
- 4 reception, 4 bedrooms and 4 bathrooms
- Positioned in a quiet cul de sac.
- Easy access to a good road and rail infrastructure
- Superb educational, recreational and shopping facilities closeby

Inclusions

Carpets, curtains, blinds, light fittings and kitchen appliances

Outside

Approached by a dual recessed entrance with tarmacadam circular drive. Gardens mainly in lawn with flower beds enclosed by trees and hedges providing a peaceful oasis away from the hustle & bustle.

Services

Oil fired central heating (new oil burner), septic tank drainage, mains water, refuse collection, electricity and alarm

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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