

FOR SALE

By Private Treaty



48 Old Mill Race, Athgarvan, Newbridge, Co. Kildare W12 E891

GUIDE PRICE: €565,000



4



3



1,830 sq.ft.



JORDAN

Superb Detached 4 Bedroom Two Storey Residence

No. 48 Old Mill Race is an impressive detached four-bedroom family residence ideally positioned within the highly regarded village setting of Athgarvan. This superb location offers the perfect balance of peaceful village living while remaining within just five minutes of the thriving towns of Newbridge, Kildare and Kilcullen. These nearby centres provide an excellent selection of amenities including shops, cafés, restaurants, pubs and extensive retail facilities such as the Whitewater Shopping Centre and the renowned Kildare Retail Outlet Village offering designer shopping at discount prices. Athgarvan itself benefits from a strong community atmosphere with a local primary school, convenience store and pub/restaurant all within easy reach.

Old Mill Race is a well-established residential development of approximately 70 detached homes constructed around 2003. No. 48 extends to approximately 1,830 sq.ft. (c. 170 sq.m.) and offers bright, spacious accommodation ideally suited to modern family living. The property benefits from gas fired central heating, double glazed windows and a delightful sunroom that enhances the living space and enjoys views over the private rear garden. Externally, the home features a cobble loc driveway to the front and a covered paved patio area to the rear, which enjoys a high degree of privacy and is not overlooked, making it an ideal space for outdoor dining and relaxation.

On entering the house there is a bright spacious entrance hall with wooden floor and coving leading into a large sittingroom with fireplace, coving and double doors leading into sunroom with wooden floor and French doors leading to covered paved patio area and rear garden. Also downstairs is the kitchen/diningroom with wooden floor, built in presses and appliances, off this is the utility and downstairs toilet. Upstairs there are 4 generous sized bedrooms all with fitted wardrobes, main bedroom ensuite and family bathroom.



The property also enjoys an enviable location just a five-minute walk from the expansive Curragh Plains, a world-renowned area of approximately 4,500 acres of open parkland perfect for walking, running and cycling. The area benefits from an excellent transport infrastructure with convenient access to the M7 Motorway at Junction 12 (Ballymany) approximately 3 km away, providing swift connectivity and placing the property roughly thirty minutes south of the M50 Motorway. A local bus service operates between Kilcullen and Newbridge, while the nearby Newbridge Railway Station offers a regular commuter rail service to Dublin city centre including Heuston Station and Grand Canal Dock.

For the sporting enthusiast, the surrounding area offers a wealth of recreational facilities including rugby, soccer, GAA, canoeing, fishing, horse riding, golf, swimming, leisure centres, gyms, athletics and basketball. Horse racing is also prominent in the locality with world-class racing venues such as The Curragh Racecourse, Naas Racecourse and Punchestown Racecourse all within easy reach, further enhancing the appeal of this exceptional family home.

Accommodation

Entrance Hall (21.26ft x 7.55ft) 6.48m x 2.30m
with understairs storage, wooden floor and coving

Sitting Room (24.08ft x 13.48ft) 7.34m x 4.11m
Coving, fireplace and double doors leading to:

Sun Room (10.83ft x 11.48ft) 3.30m x 3.50m
oak floor, French doors to garden



Accommodation

Kitchen/Dining Room (13.25ft x 24.11ft) 4.04m x 7.35m

wooden floor, built in ground and eye level presses, electric oven, gas hob, island, s.s. sink, integrated dishwasher, extractor

Toilet

w.c., w.h.b., tiled floor

Utility Room

plumbed, wooden floor and fitted presses

First Floor

Bedroom 2 (13.45ft x 9.84ft) 4.10m x 3.00m

with closet

Hotpress

shelved with immersion

Bedroom 4 (10.17ft x 13.78ft) 3.10m x 4.20m

with closet

Bathroom

bath, pumped shower, w.c., w.h.b., heated towel rail

Bedroom 1 (11.45ft x 13.78ft) 3.49m x 4.20m

with closet, built in wardrobe

En-suite

w.c., vanity w.h.b., bath, electric shower, heated towel rail, tiled floor and surround

Bedroom 3 (10.50ft x 9.51ft) 3.20m x 2.90m

with closet



Features

- Sunroom to rear
- PVC double glazed windows
- Gas fired central heating
- Sought after Village environment
- Walking distance of primary school, pub/restaurant and convenience store
- 5 minute walk from the Curragh Plains
- Easy access to a good road and rail infrastructure
- Only 4 km from both Newbridge and Kilcullen
- M7 Motorway access at Junction 12 (Ballymany) c. 3 km

Inclusions

TBC

Outside

Approached by a cobble loc drive to front with garden to front in lawn with trees and shrubs, gated side access leading to rear garden not overlooked mainly in lawn with covered paved patio area, outside tap, barna shed and second paved patio area.

Services

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

Negotiator | Liam Hargaden

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Viewings

Strictly by prior appointment only



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