

FOR SALE

By Private Treaty



Silver Birch, Kilbeg Terrace, Kildangan, Co. Kildare, W34 DD52

GUIDE PRICE: €470,000



4



2



185.81 Sqm



JORDAN

SPACIOUS ENERGY EFFICIENT FAMILY HOME

This spacious, beautifully maintained residence is situated on the edge of the sought after village of Kildangan. It is an ideal family home, extending to c.185.81 sq. m / 2,000 sq. ft with 4 large bedrooms and 2 reception rooms along with an outdoor entertainment/dining area to the rear. It benefits from a B2 energy rating, making it eligible for a green mortgage and ensuring comfort and sustainability.

The property is approached by a cobble-loc driveway to the front and side and there is a large, detached garage which includes a toilet and attic storage along with a lean-to fuel store. It benefits from PVC double glazed windows, dual solid fuel/oil-fired central heating, a new condenser boiler and pumped exterior walls. It is just 7km from Monasterevin train station and less than 12km to Kildare train station.

The village of Kildangan contains some local amenities including local shop, takeaway, pub and primary school while the towns of Monasterevin (Approx. 6km) and Kildare (Approx. 12km) provide a wide array of amenities including shops, schools, pubs, restaurants and sporting facilities along with Kildare Village Retail Outlet. M7 Motorway access is available at both Junctions 13 & 14 and there are bus and rail services at both Monasterevin and Kildare providing excellent access to Dublin.



Accommodation

Porch

With porcelain tiles, recessed lights.

Hallway (15.91ft x 5.58ft) 4.85m x 1.70m

With bespoke wrought iron stairs, porcelain tiles, recessed lights.

Living Room (17.22ft x 11.81ft) 5.25m x 3.60m

Laminate floor, wall lights, bay window, feature/media wall with integrated fire, nickel sockets and switches.

Kitchen

Built-in ground and eye level units with mussel (cream) cupboards, splash back tiles, porcelain floor tiles, stainless steel sink, Stanley solid fuel super star stove cooker/oven with brick surround, integrated oven and microwave, Hotpoint electric hob with Whirlpool extractor, anthracite wall mounted radiator, nickel socket and switches.

Back Hall

Built-in units, porcelain tiles.

Utility Room

Built-in ground and eye level storage units, recessed lights and designated laundry area.

Living/Dining Area (18.54ft x 11.48ft) 5.65m x 3.50m

Laminate floor, 15ft vaulted ceiling, French doors to rear garden, walled lights.

Hotpress

Shelved with immersion.



Main Bedroom Suite (11.15ft x 24.61ft) 3.40m x 7.50m

Range of custom-made built-in wardrobes with automatic Led lights , bed and bedside lockers, fully tiled, recessed lights.

En-suite

Double electric shower, built-in shelving with down lighters and vanity w.h.b.

Bedroom 2 (9.02ft x 11.81ft) 2.75m x 3.60m

With double built-in wardrobes.

Bedroom 3 (19.69ft x 15.09ft) 6.00m x 4.60m

Large bright room with Laminate floor, recessed lights and eaved storage.

Bedroom 4 (20.18ft x 7.05ft) 6.15m x 2.15m

Recessed lights, built-in wardrobes.

Games Room (16.90ft x 7.05ft) 5.15m x 2.15m

Recessed lights.

Conservatory (13.45ft x 13.45ft) 4.10m x 4.10m

Entertainment/BBQ room with Perspex roof and tiled floor.

Bathroom

Fully tiled, pumped walk in rainwater shower, recessed lights, vanity w.h.b w.c, bath with shower head attachment.

Garage (24.28ft x 11.48ft) 7.40m x 3.50m

Electric up and over roller door, plumbed toilet with sink, attic storage with stira stairs, access to the front and back of the house and outside tap.



Features

- Very bright west facing house.
- Electric gates.
- 8 camera security system and alarm which can be operated remotely.
- Low maintenance exterior.
- Solid fuel and oil-fired central heating.
- New PVC double glazed windows installed 6 years ago.
- New Velux windows in 3 upstairs rooms.
- New A Rated condensing boiler installed 3 years ago.
- Pumped walls.
- High energy rating.

Inclusions

Blinds, light fittings, integrated appliances.

Outside

Electric gates, fully cobble locked drive, low maintenance exterior, entertainment/BBQ room with Perspex room and tiled floor, garage with lean to fuel shed, external LED lights, stone garden/patio, 6 outside double socket sin various locations, outside taps, fully fenced/walled in, purpose built hobbit style playhouse to side of garage with electric sockets and heating.

Services

Mains water, septic tank, refuse collection, solid fuel and oil central heating.

Negotiator | Mark Neylon

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Viewings

Strictly by prior appointment only



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