

FOR SALE

By Private Treaty



Kovara, 8 Loughminane Green, Kildare, Co. Kildare, R51 A521

GUIDE PRICE: €450,000



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175.12 Sqm



SUPERB ENERGY EFFICIENT EXTENDED DETACHED RESIDENCE

No. 8 Loughminane Green comes to the market in excellent condition. This ideal family home is very spacious, extending to circa 175.1 sq.m/1,885 sq.ft with the benefit of a large sunroom to the rear and 4 large bedrooms. It is situated in a quiet cul-de-sac of just 12 houses towards the front of the development and is adjacent to a large green area. Its B energy rating makes it eligible for a Green mortgage and should help ensure sustainable running costs.

Loughminane Green is a quiet and established residential area, while still being conveniently located on the edge of Kildare Town, which provides an excellent range of restaurants, cafés and everyday shopping facilities, including Tesco, Lidl and Aldi and local amenities along with schools and creche within walking distance.

The area benefits from excellent transport links, with bus services available from Kildare Village (approximately 1 km away), direct access to the M7 Motorway (approximately 750 metres) and a regular commuter rail service from Kildare Train Station (approximately 2 km), providing direct access to Heuston Station and Grand Canal Dock. The property is located approximately 45 km south-west of the M50.

A wide range of local attractions and recreational amenities are available nearby, including the Irish National Stud and Japanese Gardens, together with the renowned Curragh Plains, extending to approximately 4,500 acres of open parkland, ideal for walking, running and cycling. Sporting facilities in the area include GAA, rugby, soccer, athletics, gyms, golf and horse riding, along with world-class racing at The Curragh, Naas and Punchestown.



Accommodation

Entrance Porch (5.25ft x 3.44ft) 1.60m x 1.05m

With laminate floor and under stairs storage.

Entrance Hall (15.75ft x 3.35ft) 4.80m x 1.02m

With laminate floor.

Sitting Room (19.85ft x 15.58ft) 6.05m x 4.75m

Into bay window with recessed lights, coving, feature fireplace with cast iron insert.

Guest Bathroom

With w.c and w.h.b.

Dining Area (17.55ft x 10.50ft) 5.35m x 3.20m

with laminate floor.

Kitchen (11.81ft x 8.20ft) 3.60m x 2.50m

With built-in ground and eye level units, tiled splash back, stainless steel sink, leisure cooker with 5 ring gas hob and double oven.

Utility Room

With built-in ground and eye level units, plumbed, stainless steel sink.

Sun Room (15.42ft x 13.94ft) 4.70m x 4.25m

With laminate floor, velux windows.



Upper Landing

Bedroom 1 (23.79ft x 9.51ft) 7.25m x 2.90m

With recessed lights.

En-suite

Fully tiled with w.c., w.h.b, electric shower and wall hung vanity unit.

Bedroom 2 (11.65ft x 10.33ft) 3.55m x 3.15m

With recessed lights.

Jack & Jill Bathroom

With w.c., w.h.b., bath with shower attachment.

Bedroom 3 (14.11ft x 9.51ft) 4.30m x 2.90m

With recessed lights.

Bedroom 4 (11.98ft x 8.69ft) 3.65m x 2.65m

With recessed lights.

Hotpress

Walk-in, shelved with immersion.





Features

- Double glazed windows throughout
- Gas fired central heating
- B energy rating - eligible for the Green mortgage
- c. 1,885 sq.ft. of spacious accommodation
- 4 large bedrooms
- Sun Room
- Quiet cul de sac
- Adjacent to large green
- Schools and creche within walking distance

Inclusions

Carpets, blinds, light fittings, cooker, dishwasher, fridge freezer, washing machine, dryer, curtains.

Outside

Low maintenance rear garden (not overlooked) with sandstone patio
Garden shed with electricity
Barna shed
Outside lights
Gated side access on both sides
4 double outside sockets
2 outside taps
Large driveway to the front with parking for multiple cars
Granite step

Services

Mains water, mains drainage, electricity, refuse collection.

Negotiator | Mark Neylon

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

Viewings

Strictly by prior appointment only



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