

FOR SALE

By Private Treaty

Willow Brook, Grangemore, Kilcullen, Co. Kildare, R56 K512



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84 Sqm

BER D2

GUIDE PRICE: €375,000



SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE

Nestled in a peaceful countryside setting in the heart of County Kildare's renowned equestrian area, Willow Brook is a charming three-bedroom semi-detached residence occupying a generous private site adjacent to the prestigious Gilltown and Sallymount Studs. Offering the perfect balance of rural tranquillity and everyday convenience, this delightful home is ideally suited to first-time buyers, those looking to downsize or anyone seeking country living within easy reach of nearby towns.

Approached by a gravel driveway bordered by mature hedging, the property enjoys a high degree of privacy and benefits from a generous rear garden with garden shed, carport and gated side access. Extending to approximately 84 sq. m (904 sq. ft.), the accommodation is bright, well laid out and presented in good condition throughout. Additional features include uPVC double-glazed windows, oil-fired central heating, solid fuel stove and low-maintenance uPVC fascia and soffits.

The accommodation comprises a welcoming entrance hall leading to a comfortable sitting room featuring an attractive fireplace with cast iron inset, decorative coving and wall lighting. A separate open-plan living space, complete with fitted kitchen units, tiled flooring and a solid fuel stove, creating a warm and welcoming atmosphere. Upstairs, there are three bedrooms together with a modern shower room.

Willow Brook enjoys an enviable location approximately 1 km west of Brannockstown Village and just 3 km from Kilcullen, while the larger towns of Newbridge (10 km) and Naas (11.5 km) are within easy reach.



The surrounding area offers an excellent selection of schools, cafés, pubs, restaurants, boutiques, supermarkets and a wide range of shopping and leisure facilities, including Whitewater Shopping Centre, Kildare Village and Newbridge Retail Park.

The locality is particularly well known for its outstanding sporting and recreational amenities, including GAA, rugby, soccer, tennis, golf, swimming, horse riding, fishing and canoeing. For equestrian enthusiasts, the property is exceptionally well positioned close to the world-renowned Curragh, Naas and Punchestown racecourses and some of Ireland's leading stud farms.

The property also benefits from excellent transport links. Junction 2 of the M9 Motorway is approximately c. 3½ km away, providing convenient access to Dublin and the wider motorway network. Regular rail services are available from both Newbridge and Sallins Railway Stations, while local and regional bus services, including a bus passing the property, provide convenient connections to Kilcullen, Newbridge and surrounding areas.

Willow Brook represents a wonderful opportunity to acquire a charming country home in one of County Kildare's most desirable rural locations, combining peaceful surroundings with excellent accessibility and an outstanding range of nearby amenities.



Accommodation

Entrance Hall

Sitting Room (16.08ft x 10.24ft) 4.90m x 3.12m

coving, fireplace with cast iron inset, wall lights and serving hatch

Kitchen/Living (27.40ft x 11.48ft) 8.35m x 3.50m

built in ground and eye level presses, solid fuel stove, plumbed, microwave, s.s sink unit, electric hob, fridge/freezer, extractor, storage closet, tile floor and surround

FIRST FLOOR

Bedroom 1 (10.17ft x 10.17ft) 3.10m x 3.10m

wooden floor, range of built-in wardrobes and fireplace

Bedroom 2 (10.33ft x 9.02ft) 3.15m x 2.75m

with wooden floor and shelving

Bedroom 3 (7.38ft x 5.58ft) 2.25m x 1.70m

with wooden floor and shelving

Shower Room

wooden floor, w.c., w.h.b. and pump shower



Features

- Oil fired central heating
- Solid fuel stove
- PVC double glazed windows
- Garden shed, carport and dog run
- Lovely quiet sought after setting
- Close proximity to Kilcullen c. 3 km
- Easy access to the M9 Motorway
- Local bus service passes the house
- Only 1 km from Brannockstown Primary School

Inclusions

Carpets, curtains, light fittings, hob, extractor, solid fuel stove, microwave and fridge/freezer

Outside

Approached via a gravel drive to front enclosed by hedges with side gate leading to generous rear garden in lawn with garden shed, carport and dog run. Outside tap.

Services

Mains water, septic tank drainage, electricity, oil fired central heating

Negotiator | Liam Hargaden

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

Viewings

Strictly by prior appointment only



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