

# FOR SALE

By Private Treaty



Hillview, Maddenstown, Co. Kildare, R56 NA49

**GUIDE PRICE: €475,000**



4



3



166.36 Sqm



## SUPERB DETACHED 4 BEDROOM BUNGALOW ON C. 0.42 ACRES

Jordan Auctioneers are delighted to present this impressive four-bedroom detached family residence to the market. Occupying an elevated site extending to approximately 0.42 acres, the property enjoys a peaceful countryside setting and is approached through a recessed entrance with electric gates opening onto a tarmac driveway. The residence is surrounded by beautiful mature landscaped gardens, laid mainly in lawn and complemented by colourful flower beds, shrubs and mature hedging and trees, creating a private and attractive setting. A substantial detached garage further enhances the property's appeal.

Extending to approximately 166.36 sq.m. (1,790 sq.ft.), the residence offers bright and well-proportioned accommodation ideally suited to modern family living. The property has been carefully maintained throughout and benefits from PVC double-glazed windows, a zoned oil-fired central heating system, PVC fascia and soffits, a Stanley insert stove and a Stanley oil-fired cooker.

The accommodation is thoughtfully laid out and offers an excellent balance of living and bedroom space. An entrance porch leads to a welcoming hallway, from which the principal reception rooms are accessed. The main living room features a marble fireplace with electric fire and double doors opening to the adjoining dining room, creating an ideal space for both family gatherings and entertaining. Off the dining room is a comfortable television room featuring a Stanley insert stove, providing a cosy additional reception area. To the rear of the property lies the kitchen, fitted with an extensive range of units and centred around a traditional Stanley oil-fired cooker. A utility room and guest WC are conveniently located off the kitchen.

The bedroom accommodation comprises four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys the added convenience of a walk-in rainwater shower, providing a practical and contemporary touch along with a further bedroom benefitting from an ensuite bathroom.

Outside, the property continues to impress with its beautifully manicured gardens and outdoor amenities. A paved patio area provides an ideal space for outdoor dining and entertaining, while a Barna shed and glasshouse offer excellent storage and gardening opportunities.



A large detached garage extending to approximately 50 sq.m. (538 sq.ft.) with automatic door provides valuable workshop, storage or hobby space.

The location offers the perfect balance between rural tranquillity and accessibility. Set amidst the peaceful Kildare countryside, the property is located just 1 km from the world-renowned Curragh Plains, comprising approximately 4,500 acres of open parkland and offering exceptional opportunities for walking, running, cycling and outdoor recreation. The property is situated in the heart of Ireland's thoroughbred industry, with many of the country's leading training establishments nearby together with the renowned Curragh Racecourse. The Irish National Stud and Japanese Gardens are also within easy reach, located approximately 3 km from the property.

The nearby towns of Kildare and Newbridge, located approximately 5 km and 7 km respectively, provide an extensive range of amenities including schools, restaurants, cafés, pubs, banks and excellent shopping facilities. Retail offerings include Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodies, DID Electrical, Home Store + More, Newbridge Silverware and the popular Whitewater Shopping Centre. Kildare Village, one of Ireland's premier retail destinations, is also within easy reach and offers a wide selection of designer brands in a unique shopping environment.

For commuters, the property benefits from excellent transport links. Access to the M7 Motorway is available via Junctions 12 and 13, both approximately 5 km away, providing convenient connectivity to Dublin and beyond only 43 km south west of M50. Regular bus services operate nearby, while both Kildare and Newbridge Railway Stations provide frequent commuter rail services to Dublin city centre, including direct routes to Heuston Station and Grand Canal Dock.

The surrounding area offers a wealth of sporting and recreational pursuits including rugby, soccer, GAA, hockey, swimming, fishing, canoeing, golf, horse riding and gym facilities. For racing enthusiasts, the renowned racecourses at the Curragh, Naas and Punchestown are all within easy reach.

Combining spacious accommodation, mature landscaped gardens, a peaceful countryside setting and excellent accessibility, this superb property represents an ideal family home in one of County Kildare's most desirable locations.



## Accommodation

**Porch** with tiled floor and sliding door.

**Entrance Hall** (9.19ft x 5.12ft) 2.80m x 1.56m with coving.

**Sitting Room** (16.40ft x 13.22ft) 5.00m x 4.03m coving, marble fireplace with electric insert fire and double doors leading to;

**Dining Room** (16.24ft x 13.91ft) 4.95m x 4.24m with wall lights, tiled floor, coving and marble fireplace.

**TV Room** (8.99ft x 10.50ft) 2.74m x 3.20m with polished Sandstone fireplace with Stanley insert stove and shelving.

**Kitchen** (16.21ft x 10.70ft) 4.94m x 3.26m with built in ground and eye level presses, Stanley oil fired cooker, plumbed, s.s. sink unit and Cannon gas cooker.

**Utility Room** (10.83ft x 4.92ft) 3.30m x 1.50m with s.s. sink unit, plumbed, shelving and fitted presses.

**Toilet** w.c., vanity w.h.b., fitted presses.

**Back Hall** (19.98ft x 4.10ft) 6.09m x 1.25m with tiled floor.

**Conservatory** (12.34ft x 7.81ft) 3.76m x 2.38m with tiled floor.

**Bedroom 1** (14.04ft x 13.32ft) 4.28m x 4.06m with range of built-in wardrobes, shelving, tiled floor, vanity w.h.b., hot press and walk-in electric shower.

**Bedroom 2** (10.93ft x 10.86ft) 3.33m x 3.31m with sliding mirrored wardrobe.

**En-suite** w.c., w.h.b., shower, fully tiled floor and walls.

**Bedroom 3** (15.03ft x 14.27ft) 4.58m x 4.35m with sliding wardrobes, vanity w.h.b., coving.

**Bedroom 4** (11.78ft x 8.37ft) 3.59m x 2.55m with coving.

**Bathroom** w.c., w.h.b., bath, tiled floor and surround.



## Features

- Zoned oil fired central heating system
- PVC double glazed windows
- Large detached garage with automatic door c. 50 sq.m. (c. 538 sq.ft.)
- Nice quiet rural setting
- Automatic gates
- c. 166.36 sq.m. (c. 1,790 sq.ft.) of accommodation
- Landscaped c. 0.42 acre site
- Easy access to Kildare c. 5 km, Newbridge c. 7 km
- Good road and rail infrastructure
- Superb educational, recreational and shopping facilities nearby

## Outside

Approached through electric gates to a tarmacadam drive with gardens standing on c. 0.42 acre site mainly in lawn with flower beds, shrubs, paved patio area, Barna shed, glasshouse and large detached garage c. 50 sq.m. (c. 538 sq.ft.) all enclosed by mature trees and hedges.

## Services

Zoned oil-fired central heating, broadband, monitored alarm system, mains water, septic tank drainage, electricity, refuse collection

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only



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