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Ovidstown, Donadea, Kildare

Starting Bid: €700,000.00







For sale by Team Lorraine Mulligan of REMAX Results via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Rarely does a property arrive to market that so effortlessly combines architectural elegance, breathtaking setting, and immaculate presentation. Set behind impressive electronic wrought iron gates on an elevated three-quarter acre site in the peaceful countryside of Ovidstown, Co. Kildare, this magnificent four-bedroom stone-cut dormer style bungalow is simply one of the finest homes to grace the market in this highly sought-after region.

From the moment you enter through those gates, the property makes a statement sweeping driveway, professionally landscaped mature gardens, and a commanding elevated position that captures sweeping views across the rolling plains of Kildare. Curb appeal of this calibre is rarely found at any price point.

A Home That Captivates From the Inside Out
Step inside and the tone is set immediately. A generous T-shaped hallway finished with

solid wood flooring, dado rail coving, and a discreet intercom and alarm system creates an instant sense of space, warmth, and sophistication that flows through every room.

The sitting room is a showpiece: a striking black marble feature fireplace with polished granite hearth anchors the room, while solid wooden floors add timeless warmth underfoot. The living room offers an altogether cosier counterpoint a beautiful sandstone fireplace housing a wood-burning stove that will make winter evenings something to look forward to.

At the heart of the home, the kitchen is both beautiful and brilliantly functional. Hand-painted fitted cabinetry, crystal display cabinets, granite worktops, Chinese slate flooring, and quality integrated appliances create a space that is as pleasurable to cook in as it is to entertain from. An adjoining sunroom, flooded with natural light through its south-facing aspect, opens directly to the rear garden and patio seamlessly blending indoor and outdoor living. A fully fitted and plumbed utility room ensures that practicality is never sacrificed for style.

Four Bedrooms Thoughtfully Designed for Modern Family Life
This home accommodates family life beautifully across two levels. The ground floor offers two generous double bedrooms served by a luxuriously appointed family bathroom, complete with a corner Jacuzzi bath a genuine touch of indulgence.

Upstairs, the principal bedroom suite is a true retreat: a spacious room with a bespoke walk-in wardrobe and a private ensuite bathroom. A fourth bedroom on this level also benefits from its own ensuite an arrangement that makes hosting guests or accommodating a growing family entirely effortless.

Gardens & Grounds That Simply Steal the Show
Outside, this property enters another heavenly league. The mature, professionally landscaped gardens wrap the home in colour, structure, and privacy throughout every season. The elevated rear garden with its striking railway sleeper steps rising through carefully considered planting is as architectural as it is beautiful, and creates an outdoor setting worthy of the home it surrounds.
A substantial double detached garage with loft storage completes the picture practical, versatile, and a genuine bonus for any purchaser.

Location The Best of Both Worlds
Ovidstown offers that increasingly rare combination: true countryside tranquillity, without compromise on connectivity. The M4 motorway is just minutes away, placing Dublin city within comfortable commuting distance. Dublin Airport is approximately 40 minutes by car. The vibrant university town of Maynooth, as well as Kilcock, Newtown, and Enfield, are all close at hand, offering schools, shops, restaurants, and transport links in abundance.

In Conclusion
This is a home that must be experienced in person photographs, however good, cannot fully convey the scale, quality, and atmosphere on offer here. Early viewing is strongly advised, as interest at this level of the market is always significant.

This magnificent family home must be viewed to be truly appreciated. Early viewing is highly recommended.

DON`T MISS THIS OPPORTUNITY TO VIEW THIS INCREDIBLE HOME
INTEREST IS SURE TO BE STRONG.

DOWNSTAIRS ACCOMMODATION:
KITCHEN: 4.7M X 3.94M
Coving, light fitting, quality hand-painted fitted kitchen, crystal display cabinets, plate rack, wine rack, electric cooker with double ovens, dishwasher, marble splashback area, vegetable storage baskets, granite worktop, extractor hood, Chinese slate floors.

SUNROOM: 3.84M X 3.65M
Coving, light fitting, Chinese slate flooring, door leading to the south-facing back garden and patio area.

UTILITY ROOM: 2.56M X 2.28M
Light fitting, quality hand-painted kitchen marble, splash back area, stainless steel sink area, fully plumbed, washing machine, tumble dryer, back door leading to the garden area.

HALLWAY (T-shaped): Coving, dado rail, light fitting, alarm key panel, intercom system, solid wooden floor in hallway, carpet on stairwell, under the stairs storage.

LIVING ROOM: 3.94M X 3.65M
Coving, light fitting, centre rose, stone feature fireplace, wood-burning stove, solid wooden floors.

SITTING ROOM: 4.93M X 3.94M
Coving, centre rose, stunning marble, feature open fireplace with wrought iron, insert and granite hearth, solid wooden floors.

BEDROOM 3: 3.94M X 3.64M
Light fitting, dado rail, wooden floors, French double doors leading to front garden with breathtaking views of County Kildare.

BEDROOM 4: 3.00M X 2.1M
Light fitting, wooden floor.

BATHROOM: 3.16M X 2.2M
Wall tiling, floor tiling, WC, WHB with mirror, shaving light and socket, bidet, corner Jacuzzi bath.

UPSTAIRS ACCOMMODATION
LANDING: 2.5M X 1.22M
Light fitting, storage, hot press, carpet.

BEDROOM 1: 5.26M X 4.88M
Light fitting, storage panels, wooden floor.

WALK-IN WARDROBE: 2.04M X 1.95M
Recessed lighting, hanging space, side storage panel, wooden floor.

ENSUITE: 1.94M X 1.94M
Light fitting, `Mira Sport` shower, wall tiles, floor tiles, WC, WHB.

BEDROOM 2: 4.87M X 3.95M
Light fitting, access to the attic, side storage panels, fitted wardrobes, wooden floors.

ENSUITE: 1.95M X 1.84M
Light fitting, WC, WHB, shower, mirror, bathroom storage cabinet, wall tiles, floor tiles.

FEATURES INTERNAL:
Professionally painted throughout for sale
Professionally deep cleaned for sale
Stunning family home with beautiful interiors
Turnkey market condition
Sandstone, wood-burning fireplace in living room
Large and impressive marble fireplace in grand sitting room
Wooden floors
Clever architectural layout
Sunroom
Two bedrooms with ensuites and the master bedroom has a walk-in wardrobe

FEATURES EXTERNAL & GARDENS:
PVC double-glazed windows
PVC fascia and soffit
Granite windowsills
Electronic wrought iron Gates
Tarmac driveway
Garden lighting
Professionally designed and landscape-stunning mature garden
Collection of mature trees, shrubs, plants, and flowers
Boundary clearly defined
Elevated back garden with stunning railway sleeper steps
Lavish front and back lawns
Large double detached garage with loft

SQUARE FOOTAGE: 191.78sqm / 2064.30sqft

HOW OLD IS THE PROPERTY: Built in C. 1999

BER RATING: C - 148 kWh/m²/yr

BER NUMBER: 104499926

SERVICES: Mains water, broad band availability and a pura flow system to the rear behind

the double garage

HEATING SYSTEM: Solid fuel and oil-fired central heating

STATUS: Enjoys vacant possession for a stress free and quick closing.

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To view or make a bid, contact Team Lorraine Mulligan of REMAX Results or iamsold, wwwiamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

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