



**SUBSTANTIAL C. 7,000 SQ.FT. RESIDENCE ON C. 2.66 ACRES
ALONG THE RIVER LIFFEY**

Liffey Lodge, Newbridge, Co. Kildare, W12 CP82

GUIDE PRICE: € 750,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Liffey Lodge, Newbridge, Co. Kildare,
W12 CP82**

DESCRIPTION:

"Liffey Lodge" is situated in a tremendous location in the Centre of Newbridge standing n c. 2.66 Acres with approx. 150 metres frontage on the River Liffey. The residence was previously the Patrician Brothers Monastery and contains c. 7,000 sq.ft. The property is suitable for a variety of uses (subject to the usual P.P.). Adjoining occupiers include schools, church and only a short walk to shops, banks, post office, restaurants, pubs. Etc.

Approached by a sweeping tarmacadam driveway leading up to the imposing house set amid mature gardens mainly in lawn with mature trees interspersed throughout the site. Finished with a full brick exterior, double glazed windows, gas fired central heating and 11 foot ceilings downstairs. Accommodation includes: 3 reception, 13 bedrooms, chapel, 3 offices, kitchen, large hall, 3 toilets, 2 bathrooms, pantry, laundry room.

Excellent transportation links with bus route outside the property, M7 Motorway access at Junction 10 and Train Service from town direct to Dublin City Centre.

ACCOMMODATION:

Large Entrance Hall 7m x 4.25m
parquet flooring and coving

Drawingroom 8.9m x 5.5m
marble fireplace, gas fire, range of fitted shelving, presses, coving and part parquet floor

Sitting Room 7.5m x 4.3m
marble fireplace, gas fire, coving

Dining Room 8.15m x 5.18m
parquet floor and coving

Chapel 10.8m x 4.17m
parquet floor, coving, stained glass windows

Vestry 3.57m x 2.66m
with fitted presses

Toilet w.c., w.h.b., tiled floor

Office 1 3.54m x 4.2m
parquet floor, coving and shelving

Office 2 3.57m x 4.2m
parquet floor, marble fireplace, fitted presses and shelving

Office 3 4m x 2.68m
parquet floor and shelving

Toilet w.c., w.h.b., tiled floor

Kitchen 5.08m x 4.3m
two oven Aga, 5 ring gas hob, electric double oven, built in ground and eye level presses, s.s. sink unit, plumbed, tiled floor and surround.

Walk-in Hotpress shelved

Pantry shelved

FIRST RETURN:

Guest Bedroom 3.95m x 2.8m
with tiled fireplace and built in wardrobes

Showerroom
w.c., w.h.b., shower, fully tiled floor and walls

FIRST FLOOR:

Bedroom 1 3.65m x 3.6m
built in wardrobes and vanity w.h.b.

Bedroom 2 3.58m x 3m
with built in wardrobes, shelving and vanity w.h.b.

Bedroom 3 3.6m x 2.7m
shelving, built in wardrobes and vanity w.h.b.

Toilet w.c., w.h.b.

Bedroom 4 3.6m x 2.88m
built in wardrobes, shelving and vanity w.h.b.

Bedroom 5 3.6m x 3m
with vanity w.h.b., built in wardrobes and shelving

Bedroom 6 3.6m x 2.7m
with built in wardrobes, vanity w.h.b., shelving

Bedroom 7 3.57m x 2.8m
with built in wardrobes, vanity w.h.b., shelving

Bathroom
2 x w.c., bath, w.h.b., 2 x showers, tiled floor and surround

Bedroom 8 3.58m x 3.57m
tiled fireplace, shelving, laminate floor, vanity w.h.b., press

Bedroom 9 3.58m x 3.5m
built in wardrobes, shelving and vanity w.h.b.

Bedroom 10 3.58m x 3.56m
built in wardrobes and vanity w.h.b.

Bedroom 11 3.58m x 3.32m
built in wardrobes, vanity w.h.b. and shelving

Bedroom 12 3.58m x 3.28m
built in wardrobes, vanity w.h.b. and shelving

Laundry Room 3.58m x 5.2m
plumbed, tiled fireplace and shelving







OUTSIDE:

Approached by a recessed entrance to a sweeping tarmacadam drive standing on c. 2.66 acres of mature gardens mainly in lawn, with mature trees interspersed throughout the site. 2 x storage sheds, 2 by glasshouses, boiler house, 150 metres frontage onto the River Liffey and rear access off Chapel Lane.

SERVICES:

Mains water, mains drainage, refuse collection, gas fired central heating, ESB

AMENITIES:

GAA, rugby, soccer, tennis, swimming, horse riding, some fine golf courses, fishing, canoeing, leisure centres and racing at Punchestown, Naas and the Curragh. Commuters have the benefit of an excellent road and rail infrastructure close by with the bus route available, M7 Motorway access at Junction 12 and the commuter rail service direct to the City Centre (Heuston Station or Grand Canal Dock).

SOLICITOR:

Donal M. Gahan Ritchie & Co., 36 Lower Baggot Street, Dublin 2

INCLUSIONS:

Curtains, blinds, light fittings.

BER: Exempt

CONTACT:

Liam Hargaden

M: 086-2569750 T: 045-433550

Email: liam@jordancs.ie

FEATURES:

- * c. 7,000 sq.ft. of accommodation.
- * Large c. 2.66 acre mature site.
- * Town centre location.
- * Gas fired central heating.
- * PVC double glazed windows.
- * Suitable for many uses (subject to the usual PP)
- * Walking distance of all the amenities
- * Excellent road and rail infrastructure.



Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie



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