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Saint Maria, Ovidstown, Straffan

Starting Bid: €660,000.00



For sale by Team Lorraine Mulligan of REMAX Results via the [iamsold](https://iamsold.ie) 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.

Welcome to this 3-bed bungalow located on 5.9 acres with a detached garage, a large store room and 2 stables along with a snooker room and bar.

This property does need some modernization, but it boasts excellent potential. This property enjoys a manageable C.116 sqm C1, 248sqft of living space but can easily be extended, subject of course to the relevant planning permission. `Saint Maria` enjoys a highly sought-after and exclusive address with a pivotal location.

As you approach `Saint Maria`, you are greeted by a gate, a stone wall and a hedge-lined boundary with a tarmac driveway. Upon entering, you will be met with delightful, mature grounds and lots of outdoor space. The mature trees, hedges, and lush greenery create a serene and private oasis, offering a sense of tranquility and peace.

Upon entering the residence, you will be most impressed by the wonderful energy, as well

as a peaceful, positive, and homely ambience. The accommodation consists of a kitchen/dining area, a storeroom, guest W.C., a sitting room, a living room, three bedrooms with the master bedroom having an en suite and a small walk-in wardrobe. There is also a family-sized bathroom.

Outside, the property continues to impress with its extensive outdoor amenities. With the back patio area offering the perfect spot for alfresco dining and entertaining, while the mature gardens and fields provide a serene backdrop for outdoor relaxation and enjoyment.

The property also boasts a huge field to the rear with its own long driveway entrance.

Located on a stunning C.5.9-acre site, this exceptional residence offers the ultimate opportunity for someone with horses or for someone wanting to work from home needing a workshop etc subject of course to the relevant planning permission.

This property is close to the villages and towns of Straffan, Naas, Sallins, Maynooth, Clane and Celbridge to name but a few, offering a brilliant choice of amenities, facilities, and schools. The M7 motorway is minutes` drive away, the Luas red line is only 25 minutes away, the M50 is less than twenty minutes away by road, Luas red line, the train station in Hazelhatch in Celbridge is only 15 minutes driveaway and Dublin airport is only 40 minutes driveaway approximately connecting this home to the gateway of Europe and the rest of the world. For the golfing enthusiasts, Castlewarden Golf Club and the world-renowned K-Club (previous hosts to the Ryder Cup) are only a minute`s drive away.

Don`t miss this opportunity to acquire a delightful home with lots of potential in a hugely accessible, highly sought after and loved area.

VACANCY GRANT AVAILABLE AS OF APRIL 2026 AS PER VENDOR INSTRUCTION.

Accommodation

KITCHEN: 3.77M X 3.04M

Spotlights, quality fitted kitchen with wall and base units, tiled splash back area, worktops sink area, four plate electric hob, oven, floor tiles, integrated fridge freezer, ceramic tiles, storeroom off kitchen.

BACK HALLWAY: 1.75M X 1.51M

Light fitting, fuse box, floor tiles, back door leading to garden area.

GUEST WC: 1.68M X 1.16M

Light fitting, wall cladding, WHB with vanity unit, W.C., mirror, floor tiles.

LIVING ROOM: 4.40M X 3.97M

Coving, light fitting, wall lights, marble feature fireplace, blinds, curtains, carpet.

SITTING ROOM: 5.19M X 4.09M

Light fitting, wall lights, mahogany feature fireplace with marble insert, blinds, curtains, carpet.

PORCH: 2.31M X 1.42M

Light fitting, floor tiles.

HALLWAY: (T-shaped)

Coving, light fitting, dado rail, storage press, access to attic press with immersion.

BEDROOM 1: 5.0M X 2.69M

Light fitting, carpet, fitted wardrobe, walk-in wardrobe.

ENSUITE: 2.66M X 1.87M

Light fitting, shaving light and socket, W.C., W.H.B., shower tray, electric "TritonT90si" shower, glass shower doors.

BEDROOM 2: 2.86M X 2.72M

Fitted wardrobes, blind, wooden floor.

BEDROOM 3: 2.87M X 2.72M

Coving, light fitting, blind, carpet.

BATHROOM: 2.84M X 1.50M

Light fishing, `Mira` shower over bath, W.C., W.H.B., with a vanity unit and mirror, floor tiles.

STORE ROOM: 7.2M X 5.6M

Co recessed, lighting, fitted bar area blinds, wooden floors.

GUEST W.C: 1.49M X .99M

Light fitting, W.C., W.H.B., wooden floor.

FEATURES INTERNAL:

All blinds included in the sale

All light fittings included in sale

All curtains included in sale

Electrical appliances included as per kitchen section of this brochure
Broadband Availability
A super property with lots of potential

FEATURES EXTERNAL & GARDENS:

PVC windows
Mature gardens to front and rear
Detached garage with a storeroom and two loose horse boxes
Garden Tap
Patio area to the back
Outside lights
Fully enclosed boundary
Double entrance from the main road
Stunning front and back gardens
Detached garage
Large store room to the rear
Two loose horse boxes

SQUARE FOOTAGE: C.116 sqm C1, 248sqft

HOW OLD IS THE PROPERTY: Built in 1970s

BER RATING: E2-342.48 kWh/m2/yr A2 potential according to the BER report.

BER NUMBER: 117763250

SERVICES: Mains water and private septic tank

HEATING SYSTEM: Oil fired central heating and solid fuel.

DISCLAIMER. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

To VIEW or make a BID contact Team Lorraine Mulligan of REMAX Results
office@teamlorraine.ie or iamsold, www.iamsold.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.

Disclaimer

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