



Substantial Residence on c. 1 Acre / 0.404 Ha.,
Grangebeg, Brannockstown, Co. Kildare. W91 TKX9



4



2



252.43 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

The property is conveniently located on a quiet country road just a short drive from the quaint village of Dunlavin and Brannockstown, and within close proximity to Kilcullen and Naas. Nestled among mature trees the property is secluded while being easily accessible to amenities such as pubs, shops, church and schools in Dunlavin, Kilcullen and Newbridge College, the renowned Steiner School is just 2 km away. For the sporting enthusiast there is golf closeby at the well known Rathsalagh Country House, and racing is nearby at the Curragh. Dublin City centre is within easy commuting distance being just over an hour away via the N81 or the M9.

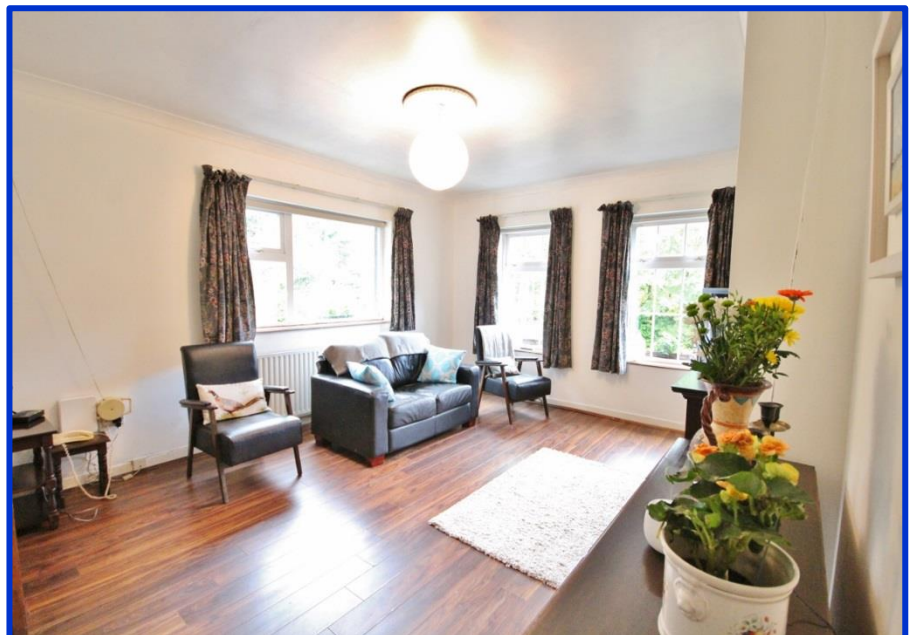
Dunlavin: c. 3.4km. **Kilcullen:** c. 8.5 kms. **Blessington:** c. 37km. **Naas:** 16.5 kms. **Dublin:** c. 40km.

DESCRIPTION:

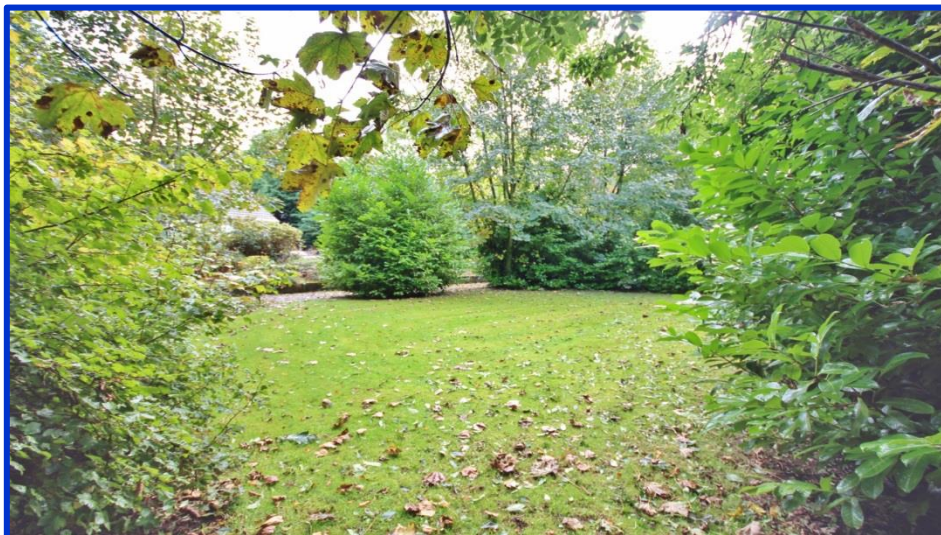
Substantial four bedroom residence on an elevated position while still maintaining privacy amongst the foliage. From the electric gates you can see the large bungalow through the trees, and the long driveway has ample parking. The gardens in this property are just fabulous with lawned areas coupled with quiet secluded spots and sheltered spaces which give a great sense of calm. Internally the property has plenty of accommodation for a growing family with entrance hall, two living rooms, dining room, kitchen, utility room, four bedrooms all of which are doubles, shower room and bathroom. Upstairs there are two large attic rooms which could have variety of uses. Outside a detached garage has ESB and boiler house. Among the meandering pathways you will come upon wooden summerhouses and sheds dotted around which were once used for family barbeques or workshops. This is a real gem of a house which needs to be brought back to life, it's the perfect family home and viewing is highly recommended.

ACCOMMODATION:

Entrance Hall	3.72m x 1.8m.	With wooden flooring.
Living Room	5.00m x 4.04m.	With marble fireplace & open fire
Dining Room	4.08m x 3.87m.	With open fire & brick surround & fitted bookshelves.
Family Room	5.49m x 3.98m.	With wooden flooring, open fire & marble surround
Kitchen	4.18m. x 3.93m.	With solid wood fitted units, Stanley solid fuel range & back boiler & tiled flooring.
Utility Room	2.65m x 2.42m.	With tiled floor, fitted units & plumbed for washing machine, guest w.c.



Bathroom	3.41m x 1.83m.	With bath, w.c. & w.h.b. Wooden flooring & part tiled walls.
Bedroom 1	3.72m x 3.02m.	With wooden flooring & fitted wardrobe.
Bedroom 2	3.71m x 3.02m.	With fitted wardrobe
Bedroom 3	3.77m x 3.22m.	With wooden flooring & fitted wardrobe
Shower Room	2.17m x 1.04m.	With shower cubicle with electric shower, w.c & w.h.b.
Bedroom 4	3.96m x 3.16m.	With fitted wardrobe
Upstairs		
Attic Room 1	7.91m. x 3.62m.	With attic storage.
Attic Room 2	8.32m x 3.62m.	With attic storage
Detached Garage	6.58m x 3.71m.	With up & over garage door, e.s.d & incorporating boiler house.

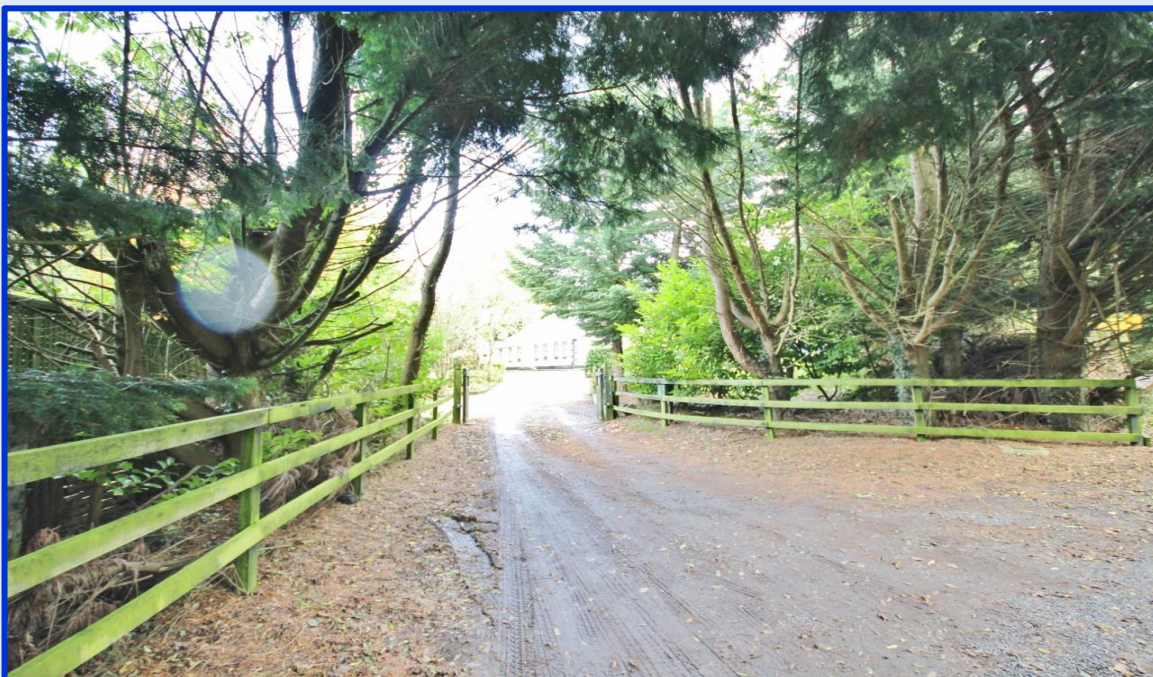


OUTSIDE:

Detached Garage
Summerhouse1
Summerhouse 2

FEATURES / SERVICES:

Land and gardens c. 1 acre /0.404 Ha
Built c.1984
Water: Group Water Scheme
Sewage: Septic Tank
Eircome phonewatch alarm
Electric gates
Oil fired central heating
Stanley solid fuel range with back boiler

**VIEWING:****BY APPOINTMENT ONLY****BER:****C3 (110915758)****PRICE REGION:****€335,000**

JP&M
DOYLE

Established. 1952

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