

FOR SALE BY PRIVATE TREATY



SUPERB DETACHED 4 BEDROOM BUNGALOW ON C. ½ ACRE

**AVONDALE,
BROWNE'S LANE,
TWO MILE HOUSE, NAAS,
CO. KILDARE.**

GUIDE PRICE: €575,000

DESCRIPTION:

Avondale is a magnificent detached family home situated in a quiet cul-de-sac in an excellent sought after location in the village environment of Two Mile House benefiting from church, primary school, pub and restaurant. Set on an elevated site approached by a gravel drive enclosed by trees and hedges with manicured gardens mainly in lawn with a profusion of flower beds, shrubs, flowers, trees offering a quiet peaceful setting. Presented in good condition throughout the property extends to c. 2,500 sq. ft. of spacious family living accommodation with oil fired central heating, Marvin Architectural double glazed windows, open plan sittingroom/dinningroom with vaulted ceiling, feature sunroom, solid fuel stove and manicured gardens. The property is easily accessible to the surrounding towns of Naas 3 ½ miles, Kilcullen 3 ½ miles, Newbridge 5 miles, which boast an excellent selection of educational, recreational and shopping facilities including Whitewater shopping centre with 60 retail outlets, foodcourt and cinema, Penneys, Dunnes Stores, Tesco's, T.K. Maxx, Newbridge Silverware, D.I.D. Electric, Woodies, Heaton's, Currys, B & Q, Harvey Norman, Lidl, Aldi, Argos, Boots all within a short drive. For the sporting enthusiast you have rugby, soccer, GAA, hockey, fishing, tennis, canoeing, racing in Naas, the Curragh and Punchestown along with some fine golf courses all within a short drive. Commuters have the benefit of a good road and rail infrastructure with the M7 Motorway access at Junction 9 or 10 along with the commuter rail service from Newbridge/Sallins direct to the City Centre.



ACCOMMODATION:

Sittingroom:	60.4m x 5.93m	With wood panel vaulted ceiling, recessed lights, Feature fireplace, bay window, marble floor, TV Point and double access front doors.
Diningroom:	4.2m x 3.3m	With marble floor, wood panel vaulted ceiling, recessed lights and French doors to rear garden.
Kitchen/Sunroom:	8.42m x 4.83m	With marble floor, two sets of French door to garden, 4 velux windows, TV and phone point, recessed lights, built in ground and eye level units, island unit, polished granite worktops, Belfast sink, ceramic hob, Whirlpool dishwasher, integrated fridge.
Familyroom:	6.72m x 4.68m	With recessed lights, oak floor, bay window, wood panel walls, attic access, TV and phone point.



ACCOMMODATION CONT'D:

Utility:	4.37m x 2.46m	With recessed lights, marble floor, fitted presses, polished granite worktop, Belfast sink, washing machine, dryer, coving and hot press.
Shower room:	2.5m x 2.25m	With marble floor, w.c., w.h.b, shower and recessed lights.
Bedroom 1:	3.27m x 2.27m	With coving and wooden floor.
Bedroom 2:	3.27m x 3.17m	With coving and wooden floor.
Bedroom 3:	3.27m x 3.27m	With coving and wooden floor.
Study:	5m x 3.09m	With wood fireplace, book shelving, coving, recessed lights, attic access, phone point, bay window and door to rear.
Bedroom 4:	4.02m x 3.13m	With French doors, TV point, phone point, coving and walk-in dressing room 3m x 2.52m, shelved with 2 velux windows.
Bathroom:	3.08m x 2.7m	With coving, marble floor, window shutters, stand alone bath on legs, w.c. with overhead cistern, vanity w.h.b. with marble top and press and double shower.
Storage closet:		



SPECIAL FEATURES

- Oil fired central heating.
- Marvin Architectural double glazed windows.
- C.2,500 sq. ft. of accommodation.
- C. ½ Acre site.
- Feature sunroom.
- Elevated site.
- Manicured landscaped gardens.
- Solid fuel stove.
- Vaulted ceilings in sittingroom/diningroom.



OUTSIDE:

Approached by a gravel drive with manicured Gardens, mainly in lawn with a profusion of flowerbeds, patio areas, enclosed by trees and Hedges offering a quiet private setting.

SERVICES:

Group water scheme, septic tank drainage, phone, Refuse collection, alarm, oil heating.

SOLICITOR: Reddy Charlton McKnight, Fitzwilliam Place, Dublin 2.

PRICE: €575,000

BER: D1 BER NO: 100424654

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**VIEWING STRICTLY BY APPOINTMENT
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