

FOR SALE BY PRIVATE TREATY



# Belville

TWO MILE HOUSE, NAAS, CO. KILDARE.

*Magnificent Detached c.3,700 sq. ft. Residence  
on c.0.75 Acres or 1.25 Acres*



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# *Belville* TWO MILE HOUSE, NAAS, CO. KILDARE.

*Set amid wonderful mature gardens, with a profusion of colour including flower beds, shrubs, trees and lawns offering a private haven of peace and tranquility...*

"Belville" is an architect designed substantial family home, approached through an imposing recessed entrance with cast iron electric gates to a sweeping tree lined gravel driveway. Set amid wonderful mature gardens, with a profusion of colour including flower beds, shrubs, trees, lawns all enclosed by mature trees and hedges offering a private haven of peace and tranquility. This exquisite home was constructed c.1990 extending to c.3,700 sq. ft. of spacious well proportioned light filled accommodation which is presented in showhouse condition with such features as limed oak kitchen with granite worktops, conservatory, oil heating, security camera system, PVC double glazed windows, 4 gas fires, external sensor lights, monitored alarm system, garage, 6 bedrooms and 6 bathrooms.

Situated in the much sought after village environment of Two Mile House, an ideal location to raise a family benefiting from a primary school, church and restaurant/pub.

Easily accessible to the surrounding towns of Naas 3 ½ miles, Kilcullen 3 ½ miles and Newbridge 6 miles offering a wealth of facilities including schools, pubs, restaurants and shopping to include such retailers as Tesco, Aldi, Lidl, B & Q, Harvey Norman, Currys, Argos, Woodies, Dunnes, Penneys, T.K. Maxx, Newbridge Silverware, Super Valu and Whitewater shopping centre with 60 retail outlets foodcourt and cinema. The Kildare retail village is only a 15 minute drive offering designer shopping at discounted prices.

Local amenities include GAA, rugby, soccer, tennis, swimming, horse riding, some fine golf courses, fishing, canoeing, leisure centres and racing in Naas, PuncHESTOWN and the Curragh. Commuters have an excellent road and rail infrastructure close-by with the bus route from Naas, M7 Motorway access at Junction 9 or 10 and rail service from Sallins Station direct to city centre.





## ACCOMMODATION:

**ENTRANCE HALL:** 7.3m x 2.95m With solid oak floor, portuguese limestone fireplace with gas fire, wall lights, coving, recessed alcove with light and double doors leading to diningroom and drawingroom.

**DININGROOM:** 8.73m x 3.62m With solid oak floor, coving, teak fireplace with cast-iron/tiled inset and gas fire.

**DRAWINGROOM:** 6.3m x 5.37m With portuguese limestone fireplace with gas fire, coving, recessed lights, wall lights, 9 1/2 ft ceiling and french doors to conservatory.

**KITCHEN/BREAKFASTROOM:** 7.12m x 5m Porcelain tiled floor, gas fire, limed oak built in ground and eye level presses, polished granite worktops, coving, recessed lights, Neff double oven, Tricity Bendix ceramic hob, Bosch microwave, Neff integrated dishwasher, 2 whirlpool integrated under counter fridges and door leading to

**CONSERVATORY:** 5.3m x 3m With tiled floor, wall lights, and sliding double doors to paved patio area and garden



**TOILET:** With w.c., pedestal w.h.b, coving and tiled floor.

**UTILITY:** 3.3m x 2.4m With tiled floor, s.s. sink unit, high gloss fitted presses and plumbed.

**OFFICE:** 4.6m x 3.6m With solid oak floor, coving and double doors leading to

**BEDROOM 6/GYM:** 5.8m x 3.9m With solid oak floor, coving and recessed lights.

**ENSUITE:** With w.c., pedestal w.h.b., heated towel rail, double shower, coving, recessed lights and tiled floor.





#### UPSTAIRS:

**BEDROOM 1: 6.1m x 3.45m** With built-in wardrobes, vanity w.h.b., fitted presses and eaves storage space.

**JACK & JILL ENSUITE:** With shower, recessed lights, w.c., w.h.b., heated towel rail, tiled floor and surround.

**BEDROOM 2: 5.26m x 4.3m** With range of built-in wardrobes and T.V. point.

**WALK-IN HOTPRESS:** Shelved with immersion.

**MAIN BATHROOM: 3m x 3m** With w.c., w.h.b, corner shower, Jacuzzi bath with shower attachment, recessed lights, inset alcoves with LED lights and tiled floor.

**BEDROOM 3: 4.54m x 2.84m**

**ENSUITE:** w.c., w.h.b., corner shower, heated towel rail, recessed lights, tiled floor and surround.

**BEDROOM 4: 4.33m x 3.93m**

**ENSUITE:** Double shower, w.c., w.h.b., recessed lights, heated towel rail, tiled floor and surround.

**HOTPRESS:** Shelved with immersion.

**BEDROOM 5: 6.28m x 3.9m** Including ensuite with cherrywood floor.

**ENSUITE:** With corner shower, w.c., w.h.b., heated towel rail and tiled floor.





## **OUTSIDE:**

Approached by an imposing recessed entrance with cast iron electric gates to a sweeping tree lined gravel driveway leading to the house. Set amid manicured mature gardens, flower beds, trees, lawns, all enclosed by trees and hedges. Sheltered paved patio area, external lighting, outside taps. Detached garage (6m x 4.6m) with shelving and electricity. The property is on an elevated site and benefits from wonderful views of the surrounding countryside from the rear of the property. Outline planning permission (O.P.P.) for another Residence on-site (Ref: 15/729).

## **INCLUSIONS:**

Carpets, curtains, blinds, light fittings, 2 integrated fridges, integrated dishwasher, microwave, hob, double oven, extractor.

## **SERVICES:**

Mains water, septic tank drainage, refuse collection, oil fired central heating, monitored alarm system, electric gates, security camera system.

## **SOLICITOR:**

Richard Black, Beechfield House, Clonee, Dublin 15.





## SPECIAL FEATURES:

- Wonderful mature landscaped gardens enclosed by trees and hedges.
- Imposing recessed entrance with electric gates.
- Tree lined avenue with gravel drive.
- Oil fired central heating system
- PVC double glazed windows.
- PVC Fascia/Soffits with inset lighting.
- C.3,700 sq. ft. of spacious accommodation.
- Presented in showhouse condition.
- 6 bedrooms and 6 bathrooms.
- Limed oak fitted kitchen with polished granite worktops.
- Security camera system.
- External sensor lighting.
- Monitoring alarm system.
- O.P.P. for another Residence on-site (Ref: 15/729).



VIEWING STRICTLY BY APPOINTMENT WITH JOINT SELLING AGENTS



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