



SUPERB 4 BED DETACHED HOUSE OF C.2,500 SQ.FT WITH SEPERATE 2 BED COTTAGE ON 0.4 HECTARES (1 ACRE).

**ANNFIELD HOUSE, TIPPEENAN LOWER, KILCULLEN, CO.
KILDARE R56 EE98**

GUIDE PRICE: €450,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

ANNFIELD HOUSE, TIPPEENAN LOWER, KILCULLEN, CO.KILDARE R56 EE98.

LOCATION:

Annfield House is superbly located just south of Kilcullen (6.5km) and close to both Newbridge (13km) & Naas (20km). The M9 (junction 2) is only 6km and there is also a regular rail service from Newbridge/ Sallins or Kildare. Dublin City is less than a 50 min drive (off peak).

Shopping: Newbridge (Whitewater shopping centre), Naas & Kildare Retail Outlet. There is a local shop in Calverstown which is a 2 min drive.

Schools: Newbridge, Kilcullen, Kildare town. There is a primary school in Ballyshannon.

Racing: The Curragh, Punchestown & Naas, all within 15 minutes.

DESCRIPTION:

This charming home was built in the 1980's and bought by the current owners in 2002. It is set back from the road and accessed via recessed electric gates. A separate 2 bedroom cottage with FPP for an extension (ref: 16/949) is also included and the entire stands on a lovely mature site of almost 1 acre.

The accommodation is laid out over two floors comprising bright and spacious reception rooms in addition to 4 bedrooms (1 ensuite).

It is an ideal family home with private and secure gardens. The house has been continually maintained by the present owner and is in excellent condition throughout.

ACCOMODATION: (Main Residence)

Hall: 2.7m x 4.8m with tiled floor and cornice.

Study: 2.3m x 2.7m with laminate floor and cornice.

Bathroom: tiled with w.c and w.h.b.

Drawing room: 5.6m x 4.3m with stove, cornice, laminate floor, tv point and double doors leading to:

Dining room: 4.1m x 3.6m with cornice and laminate floor.

Kitchen: 3.6m x 7.5m with built in ground and eye level presses, stainless steel sink, extractor, Stanley range.

TV Room: 4.4m x 3.7m with stove, cornice, tv point and solid wooden floor.

Playroom / Study: 2.7m x 3.6m with tiled floor and doors to patio.

Upstairs:

Bedroom 1: 3.6m x 6.8m with solid wooden floor and built in wardrobes.

Bedroom 2: 2.2m x 3.8m with built in wardrobes.

Bedroom 3: 4.4m x 2.8m with built in wardrobes and wooden floor.

Bedroom 4: 3.2m x 5.2 with walk in wardrobe and ensuite providing sauna, w.c, w.h.b, heated towel rail and shower.

Bathroom: fully tiled with electric shower, bath, w.c, w.h.b and heated towel rail

COTTAGE ACCOMODATION: 900 sq.ft

Kitchen: 2.7m x 2.4m with built in units, oven, hob & extractor. Plumbed for washing machine.

Bathroom: w.c w.h.b & shower.

Sitting room: 3.5m x 3.6m with stove.

Bedroom 1: 2.2m x 3.8m with wooden floor.
Bed 2: 2.2m x 3.4m.

SPECIAL FEATURES:

- Superb location close to a number of towns and the M9 Motorway.
- Private setting, fully secure with electric gates.
- Full Planning Permission for extension of the cottage.
- Cottage is ideal for rental, guest accommodation or as a granny flat.
- House in good condition throughout with solid doors and architraves and double glazed windows.
- Attic fully lofted.
- uPvc fascia & soffit, slate roof, brick façade (all low maintenance).

OUTSIDE:

Surrounded with lawns, shrubs, apple trees and various raised beds. There are lovely views over the surrounding countryside from the back garden. There is also a small shed and various other stores.

SERVICES:

Mains water, septic tank drainage, refuse collection, oil fired central heating, Stanley cooker also heats radiators, satellite tv & broadband. Cottage has its own ESB and water supply.

BER'S:

Main House:



No: 112216874

Cottage:



No: 112201223

CONTACT:

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VIEWING STRICTLY BY APPOINTMENT



