



BER B3

MAGNIFICENT DETACHED C. 4,900 SQ. FT. RESIDENCE ON C.0.86 ACRE
"ATHENA LODGE", STEPHENSTOWN LAWNS, TWO MILE HOUSE,
NAAS, CO. KILDARE.

Guide Price: €850,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

“ATHENA LODGE”, STEPHENSTOWN
LAWNS, TWO MILE HOUSE, NAAS,
CO. KILDARE.

DESCRIPTION:

“Athena Lodge” is a exceptional detached family home situated in the much sought after location of Two Mile House. Located at the end of a cul-de-sac in a development of 22 houses adjacent to the primary school, church and Brown Bear (pub and restaurant). Approached through a recessed entrance with electric gates to a tarmacadam drive standing on c. 0.86 Acre of mature gardens mainly in lawn with 2 water features, trees, flower beds, 2 paved patio areas and garage all enclosed by trees and hedges providing a private setting.

“Athena Lodge” is a wonderful spacious house built in 2003 containing c. 4,900 sq. ft. of well proportioned light filled accommodation presented in excellent condition throughout. 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.

ACCOMMODATION:

Entrance Hall: 2.32m x 2.22m. With polished porcelain tiled floor.

Inner Hall: 3.47m x 7.6m. With polished porcelain tiled floor, recessed lights, coving and sweeping staircase to first floor.

Sittingroom: 5.55m x 5.45m. Into bay window, oak floor, coving and sandstone fireplace.

Toilet: w.c., w.h.b., coving, wood panel surround and polished porcelain tiled floor.

Cloak closet.

Kitchen: 6.55m x 4.5m. With cream built-in ground and eye-levels presses, large island, granite worktops, Neff electric oven, Neff microwave, plumbed, Rangemaster electric/gas cooker, Rangemaster cooker hood, Belfast sink, tiled surround, recessed lights, coving and polished porcelain tiled floor.

Diningroom: 7m x 3.82m. Oak floor, coving, wall lights, solid fuel stove, fitted shelving and presses.

Livingroom: 5.25m x 4.58m. Oak floor, coving, polished sandstone fireplace, gas fire and French doors to garden.

Sunroom: 6.66m x 3.8m. Coving, recessed lights, oak floor and French doors to garden.

Utility: Granite worktop, polished porcelain tiled floor, sink unit, tiled surround, plumbed and coving.

Toilet: w.c., w.h.b and polished porcelain tiled floor.

Bedroom 1: 5.27m x 4.64m. Oak floor, coving, recessed lights and bay windows.

Bedroom 2: 4.09m x 3.67. Coving and Oak floor.

Upstairs:

Landing: 10.3m x 7.45m

Bedroom 3: 5.16m x 4.95m including ensuite. Built-in wardrobes and drawers.

Ensuite: w.c., vanity w.h.b., corner shower and tiled floor.

Office: 3.12m x 2.8m

Bedroom 4: 5.1m x 3.87m. Recessed lights.

Walk-in wardrobe: 3.84m x 2.2m.

Ensuite: 3.83m x 2.73m w.c., 2 vanity w.h.b., bath with shower attachment, bidet, multijet shower, recessed lights and fully tiled floor and walls.

Walk-in Hotpress.

Study: with Oak floor, fitted desk, shelving and recessed lights.

Bedroom 5 including ensuite: 5.3m x 4.7m. Built-in wardrobes.

Ensuite: w.c., vanity w.h.b., corner shower and tiled floor.

Playroom: 4.16m x 3.1m. Built-in wardrobe.

Ensuite: w.c., vanity w.h.b., corner shower and tiled floor.

Gym: 3.83m x 2.93m. Built-in wardrobe.

Bathroom: w.c., vanity w.h.b., recessed lights, Jacuzzi bath with shower attachment, steamroom shower unit and fully tiled floor and walls.





FEATURES:

- Automatic gates.
- Oil fired central heating.
- PVC double glazed windows.
- C. 4,900 sq. ft. (c. 455 sq. m.)
- 5 bedrooms and 5 bathrooms.
- Detached garage c. 665 sq. ft.
- Sought after village environment.
- Cream fitted kitchen with granite worktops.
- PVC Fascias/soffits

OUTSIDE:

Garage: 5.37m x 7.53m with s.s. sink unit, fitted presses and toilet (with w.c. and w.h.b.). Boiler house/Tool shed: 5.6m x 3.4m with roller shutter door. Separate fuel store. Approached by a recessed entrance to electric gates to large tarmacadam forecourt with proceeds to the garage at rear. The site stands on c. 0.86 Acres mainly in lawn with 2 water features, trees, flower beds, 2 paved patio areas all enclosed by trees and hedges.

Commuters have an excellent road and rail infrastructure closeby with the bus route from Naas, M7 Motorway access at Junction 9 or 10 and rail service from Sallins Station direct to the City Centre.

INCLUSIONS:

Rangemaster cooker, Rangemaster cooker hood, fridge freezer, dishwasher, washing machine, carpets, blinds, curtains and light fittings.

SERVICES:

Mains water, septic tank drainage, refuse collection, alarm, electric gates.

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