



No. 38 Abbey Park



Location Map Only

38 Abbey Park

Clane, Co. Kildare.
W91 W6H9



4



3



306 sq.m



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Abbey Park finds itself within minutes' walk of Clane. This beautifully historic village plays host to a plethora of amenities, including shops, schools (both primary and secondary), restaurants, a hotel, leisure facilities, cafes, boutiques, churches & many fine sporting services. Should you not find what you are looking for there, Naas, Sallins, Kilcock, Celbridge & Maynooth are all within a 10 minute drive with Dublin situated on their doorstep. The area is also ideal for commuters as it is served well by train, from either Sallins, Maynooth or Kilcock train stations, along with daily bus services from Clane, and easy access to both the M4 and N7.



DESCRIPTION:

No. 38 is a unique detached bungalow set on the most magnificent site extending to approx. 0.3 Acres / 0.12 Hectares in the mature estate of Abbey Park. The exterior of this property has been carefully thought out & meticulously maintained. Benefiting from a stunning private drive accessed via electric gates with ample parking for multiple cars. The boundary of the site has mature trees offering both privacy & stunning greenery. The site is virtually maintenance free and the extensive side & rear gardens have been landscaped in a quaint patio stone with designs throughout. In addition to this there is a wooden cabin in the rear garden which would lend itself to a home office/ studio. A bespoke garage made especially for No.38 comes with a concrete floor & hosts its recently upgraded Grant Oil Boiler & dual oil tanks.

The house extends to almost c. 3300sq.ft / 306 sq.m & offers a brilliant balance between living and sleeping accommodation. Entering the property you will find a large bright hall leading you to two of the reception rooms (Living Room / Dining Room), From this there is the smart utility which has its own access to the side garden. A beautiful modern open plan kitchen/ living area is adjoined by a smart sun room which takes advantage of the gardens. The property also comprises of a large family bathroom & 4 double bedrooms, 2 of which come with ensuite bathrooms. The master bedroom has its own access to the rear garden.

This is a once in a life time opportunity to acquire such a unique property. No. 38 commands everything one would want in a detached private site but is nestled in the much sought after Abbey Park Development. Viewing is a must.

ACCOMMODATION:

Entrance Hall	3.99m (13'1") x 2m (6'7")	Carpet, Front Door Access to Private Drive.
Living Room	7.25m (23'9") x 4.35m (14'3")	Carpet, Curtains, Gas Fire Place, Double Doors to Dining Room.
Dining Room	5.7m (18'8") x 3.59m (11'9")	Carpet, Curtains, Dual Aspect, Double Doors to Living Room.
Utility Room	3.14m (10'4") x 1.05m (3'5")	Tiled Floor, Fitted Units, Plumbed, Own Door Access to Side Garden.
Kitchen / Living Room	5.08m (16'8") x 4.26m (14'0")	Fitted Kitchen Units, Kitchen Island, Tiled & Carpet Flooring, Curtains, Dual Aspect, Door to Rear Sun Room.
Sun Room	4.7m (15'4") x 4.7 m (15'4")	Tiled Floor, 270 degrees window overlooking rear garden.



Family Bathroom	3.08m (10'1") x 1.06m (3'6")	Tiled, W.C, W.H.B, Shower.
Bedroom 1	2.08m (6'10") x 4.37m (14'4")	Carpet, Curtains, Wardrobes.
Bedroom 2	3.07m (10'1") x 4.08m (13'5")	Carpet, Curtains, Wardrobes.
& Ensuite	2.3m x 2.5m	Tiled, Bath / Shower, W.C., W.H.B.
Bedroom 3	2.08m (6'10") x 4.05m (13'3")	Carpet, Curtains, Wardrobes.
Master Bedroom	3.7m (12'1") x 5.8 m (19')	Carpets, Curtains, Wardrobes, Dual Aspect, Own door Access to Rear Garden.
& Ensuite	1.7m (5'5") x 2.56 m (8'4")	Shower, W.C, W.H.B., Tiled.

FEATURES:

- Mature Private Site
- Electric Gates
- Four Large Double Bedrooms
- Wooden Cabin
- Dual Fuel Central Heating (Oil & Gas)
- Landscaped Gardens
- Bespoke Garage
- South Facing Side Garden



VIEWING:

BY APPOINTMENT ONLY

BER:

B3

PRICE REGION:

€600,000



JP&M
DOYLE

Established. 1952

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