

Mountain View Lodge

OUTSIDE:

Approached by a recessed stone entrance through electric gates to a gravel drive, the gardens are laid out mainly in lawn enclosed by trees and hedges offering complete privacy. The property offers tremendous views towards the Wicklow Mountains. Outside tap, boiler house, sandstone slab patio area, flower beds, 3 horse boxes.

THE PROPERTY IS ENCLOSED BY TREES AND HEDGES OFFERING A HAVEN OF PEACE AND TRANQUILITY...

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

FEATURES:

- Superb 1¾ acre site enclosed by trees and hedges.
- Stone recessed entrance with electric gates.
- Tremendous views of the Wicklow mountains.
- Central vacuum system.
- Oil fired underfloor heating system.
- Solar panels.
- 4 bedrooms and 4 bathrooms.
- Part sandstone façade.
- Double glazed windows.
- Cream fitted kitchen with integrated appliances.

INCLUSIONS:

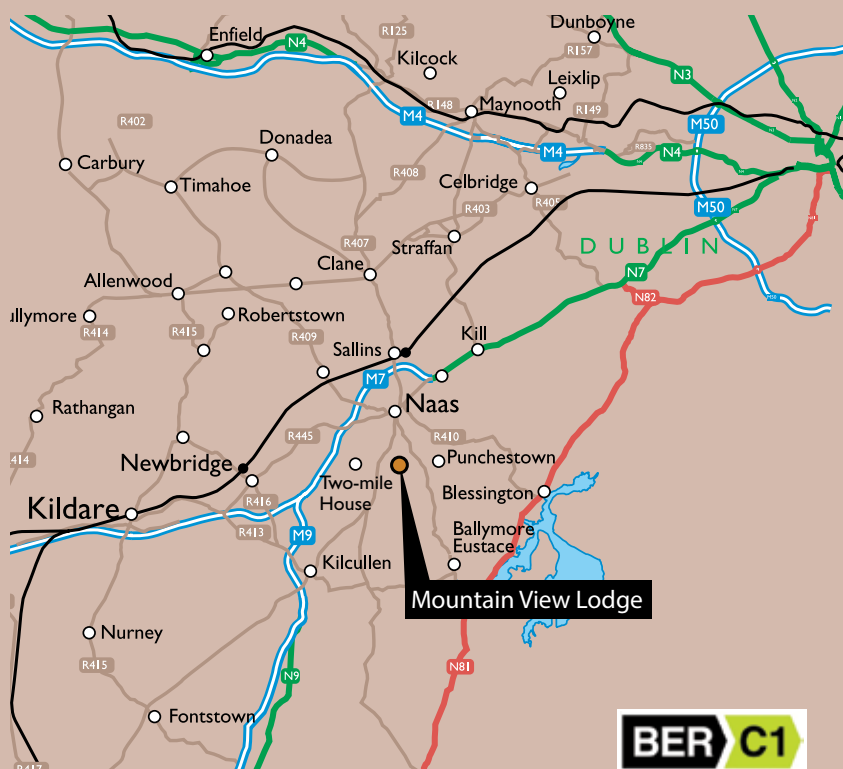
Carpets, light fittings, roman blinds, blinds, curtain poles, double oven, fridge, dishwasher, cooker hood, hob, and stove.

SERVICES:

Mains water, septic drainage, refuse collection, oil fired heating, alarm, electricity.

SOLICITOR:

Reidy & Associates, 3 Mount Street Crescent, Dublin 2.



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FOR SALE BY PRIVATE TREATY



Mountain View Lodge

MULLACASH, NAAS, CO. KILDARE.

MAGNIFICENT DETACHED 3,500 SQ.FT RESIDENCE
STANDING ON 1¾ ACRES WITH COMMANDING VIEWS
TOWARDS THE WICKLOW MOUNTAINS



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Mountain View Lodge

MULLACASH, NAAS, CO. KILDARE.

“Mountain View Lodge” is a magnificent detached residence standing on 1¾ acres approximately, with commanding views towards the Wicklow Mountains. Approached through a recessed stone entrance with electric gates to a gravel drive, the property is enclosed by trees and hedges offering a haven of peace and tranquility. Built in 2009 and finished to an exceptionally high specification benefiting from spacious light filled accommodation in showhouse condition, which must be viewed to be appreciated. This is an ideal opportunity to acquire a superior Architect designed family home with such features as 9ft ceilings, oil fired under floor central heating, solar panels, double glazed windows, central vacuum system, modern cream fitted kitchen with integrated appliances and polish granite worktops.

Set in a nice quiet rural setting but yet within easy access of the surrounding towns of Naas 3 miles, Kilcullen 4½ miles and Newbridge 7½ miles which offer a superb selection of restaurants, pubs, shops, educational and recreational facilities closeby. Killashee and Two Mile House primary schools are only 1½ miles and secondary schools available in Naas. Local amenities include GAA, rugby, soccer, tennis, fishing, canoeing, leisure centres, horse riding, golf and racing in Naas, Punchestown and the Curragh. Commuters have an excellent transportation network closeby with the M7 Motorway providing a speedy access to the Capital or South, along with the commuter rail service available from Sallins Station direct to the city centre.



MAGNIFICENT DETACHED RESIDENCE STANDING ON 1¾ ACRES APPROX.
WITH COMMANDING VIEWS TOWARDS THE WICKLOW MOUNTAINS

ACCOMMODATION:

Entrance Hall:	6.24m x 3.m	With semi-solid wooden floor and coving.
Drawingroom:	6.8m x 5.4m	Bay window with coving and Adams marble fireplace.
Kitchen/Dining/Living Area:	9.7m x 8.8m	With semi solid wooden floor, stone chimney breast with open fire. 2 sets of sliding doors to rear garden. T.V. point, phone point, cream Shaker design built-in ground and eye-level units, Neff integrated double oven, Neff integrated fridge, Neff integrated dishwasher, sink, Neff cooker hood, Neff ceramic hob, granite worktops and splash back, island unit, double doors to drawingroom, integrated speaker for music system.
Utility:	3.8m x 3.5m	With slate floor, central vacuum system, cream built-in ground and eye-level presses, plumbed and Belfast sink unit.
Toilet:		With w.c., w.h.b., and slate floor.
Bedroom Corridor:	9.8m x 1.2m	With semi-solid wooden floor and coving.
Sittingroom:	5m x 3.84m	With semi-solid walnut wooden floor, coving, t.v. point, solid fuel mulberry stove.
Bathroom:	3.6m x 2.75m	With wooden floor, wood panel surround, w.c., w.h.b., stand alone cast iron bath with shower attachment.
Hotpress:		Shelved with immersion



Bedroom 2:	5.27m x 3.6m	With t.v. point.
Ensuite:	3.6m x 2m	With w.c., w.h.b., bidet, wetroom shower, tiled floor and surround.
Bedroom 3:	3.82m x 3.65m	With built-in wardrobe.
Interconnecting ensuite:		With w.c., w.h.b., double shower and tiled floor.
Bedroom 4:	3.82m x 3.18m	With built-in wardrobe.

UPSTAIRS:

Main Suite:	6m x 5.5m	With t.v. point, phone point, intercom to gate, alarm panel and double French doors to balcony (6m x 2.8m) with recessed lights.
Ensuite:	3.9m x 2.3m	With semi-solid wooden floor, w.c., w.h.b., bidet, corner shower and recessed lights.
Walk-in wardrobe:	6m x 3.05m	With semi-solid wooden floor, recessed lights, shelving and hanging space.
Office/Study:	6m x 2.44m	With semi-solid wooden floor. Integrated speaker for music system.

Large attic storage area.

