

# Residential



## **Bramble Lodge, Aghafullim,** Donadea, Co. Kildare **on c.0.75 acre**

A wonderful five bedroom detached property set amidst mature private landscaped gardens, located in country setting just a short distance from Donadea Forest Park and within easy access to the M4 via Kilcock. The property is approached by private driveway and enjoys the tranquillity of the adjoining countryside. This beautifully presented, well planned accommodation provides spacious living with many extra high quality many features. Internal area circa 3,670 sq.ft. (341 sq.m.). Viewing highly recommended.

Guide Price:  
**€850,000**

Private Treaty

# Accommodation

<b>Entrance Hall</b>	5.78m x 5.19m	With impressive sweeping hardwood bespoke staircase, fitted carpet, coving & centre cornice and hardwood radiator covers.
<b>Reception 1 / Living Room</b>	4.43m x 6.66m	Large living room with feature bay window, ornate white Italian marble fire place, with open fire and gas fire inset, fitted carpet, decorative coving and centre cornice, TV point, hardwood radiator covers & fitted blinds.
<b>Reception Room 2 / Games Room</b>	3/87m x 9.30m	With hardwood floor, feature handmade mahogany fireplace with Libertine log gas fire inset and marble surround, recessed lighting, fitted blinds & hardwood radiator covers.
<b>Reception Room 3 / Sitting Room</b>	5.67m x 5.90m	Large bright sitting room with feature natural brick fireplace complete with solid fuel stove inset, coving and centre cornice, fitted blinds, fitted carpets & hardwood radiator covers. Door leading to kitchen;
<b>Kitchen</b>	7.20m x 4.20m	Handmade solid pine kitchen, comes with marble counter, breakfast island, integrated Bosch dishwasher, American fridge freezer, range master gas stove with five rung hob, tiled floor and splash back. Recessed lighting, double French doors leading to sun room with south facing orientation, fully tiled & Sanderson window blinds. Two side doors to garden.



# Accommodation

## UPSTAIRS ACCOMMODATION

### Landing

Large landing area with mezzanine aspect, fitted carpet, blinds, curtains & hardwood radiator.

### Master Bedroom

10.41x 4.61m

Large bright bedroom with several windows allowing natural light to flow, feature mahogany fireplace with marble surround with electric fire inset & fitted carpet. Blinds, curtains & coving. Marvellous views of landscaped gardens.

### Inner Hall / Walk-in wardrobe

Inner hall leading to walk in wardrobe complete solid wood built in wardrobes and storage. Fitted carpets and recessed lighting.

### Ensuite Bathroom

Ensuite bathroom complete with vanity unit, integrated w.h.b. and marble counter top. Corner shower comes with Triton instant electric shower, w.h.b. & tiled floor

### Bedroom 2

3.44m x 4.32m

Bright double bedroom with built in wardrobes, fitted carpet, blinds and curtains.

### Ensuite

2.81m x 1.5m

Comes with corner shower. W.h.b and w.c.



# Accommodation

<b>Inner Landing</b>		With shelved hot-press space fitted carpet, leading to family bathroom.
<b>Family Bathroom</b>	2.63m x 2.22m	Comes fully tiled in Italian marble, feature corner plunge bath, w.h.b. with integrated vanity unit. W.C., towel radiator and corner shower cubicle, recessed lighting and extensive integrated mirrors.
<b>Bedroom 3</b>	4.60m x 3.01m	Double bedroom with built in wardrobes an overhead storage, fitted carpet, curtains and blind, radiator cover & TV point. Views of rear garden.
<b>Bedroom 4</b>	3.33m x 3.55m	Double bedroom with built in wardrobes, fitted carpet, curtains and blinds.
<b>Bedroom 5</b>	3.47m x 3.36m	Currently in use as a study comes with fitted carpet and curtains.



# Additional Information

## Additional Information

- Property built 2000
- Adjacent to Loughstown and Old Meadow Stud
- Donadea Forest Park close by
- Monitored alarm
- PVC windows, fascia & soffits
- Mains water and septic tank

- Remote Electric security gates
- Feature garden pond and water feature
- Steel shed and Barna shed
- Outside garden lighting

## BER

B3

## Included in the Sale

Carpets, fitted blinds and curtains and integrated appliances in kitchen along with gas range.

## Viewing

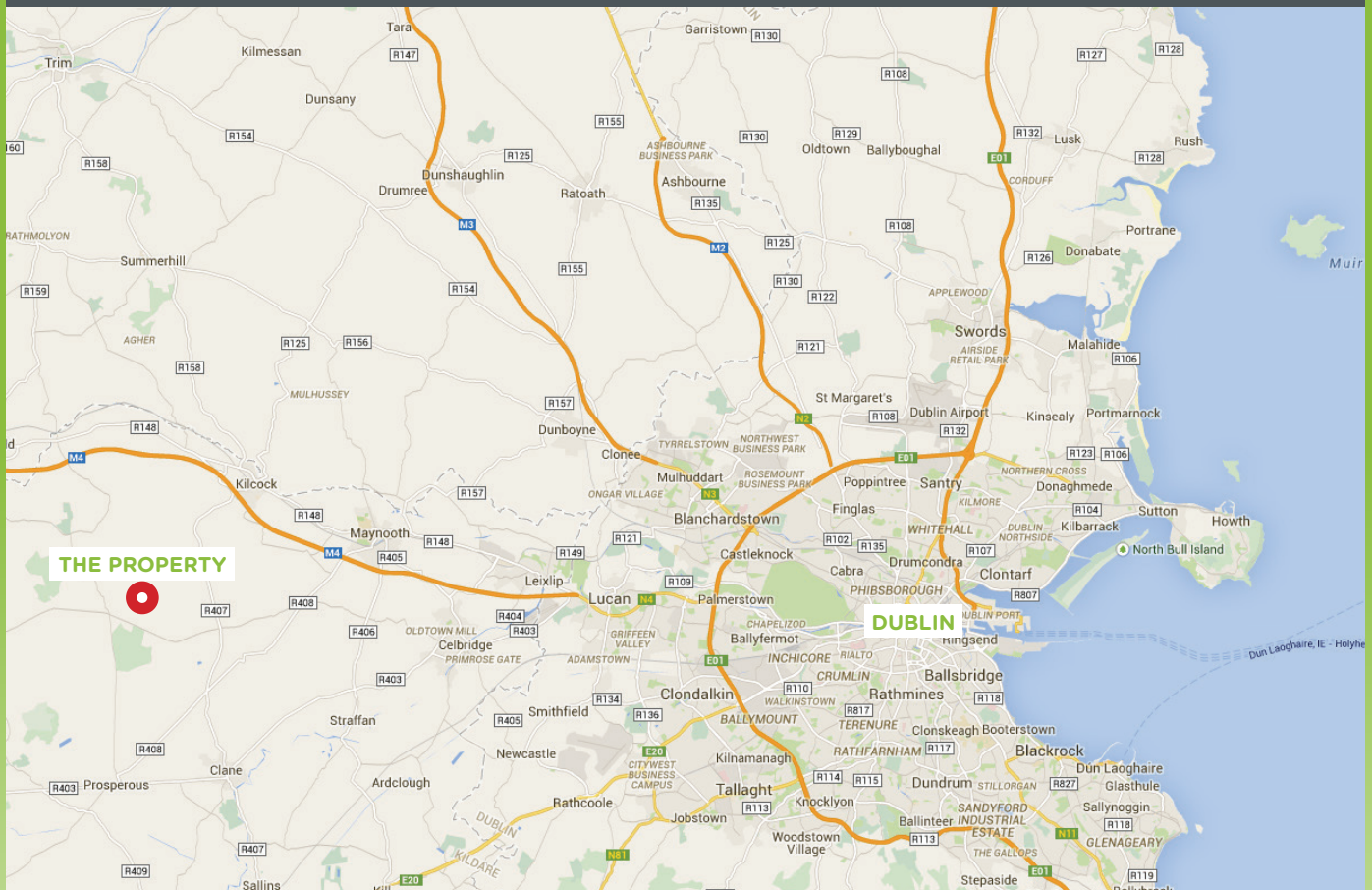
By prior appointment at any reasonable hour.

## Outside

- Outside front and rear landscaped gardens in a private setting not overlooked
- Bordered by mature hedgerow & trees
- Gravel driveway with extensive space for parking



# Directions



## Directions

From Dublin take the M4 to Maynooth, exit off the M4 and follow the signs to Maynooth town. Take first left (opposite Esso) continue to T-junction and turn right. Take the second left and continue to the second crossroads (Ladychapel) and turn right (note Church on your left). Proceed straight through the next two crossroads. After Baltracey crossroads continue towards Donadea and take the first right (note sign for Loughtown). Continue for approx. 1 km and the property for sale is on your left hand side.

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