



Outside:

- Approached by a recessed stone entrance with electric gates to a sweeping tarmac post and rail avenue.
- The property stands on c. 10 acres laid out in 2 divisions all in grass.
- Garage 6.9m x 5.6m with automatic door.
- 3 stables, outside sockets and outside taps.
- Tobermore Tegula paved patio area.

Features:

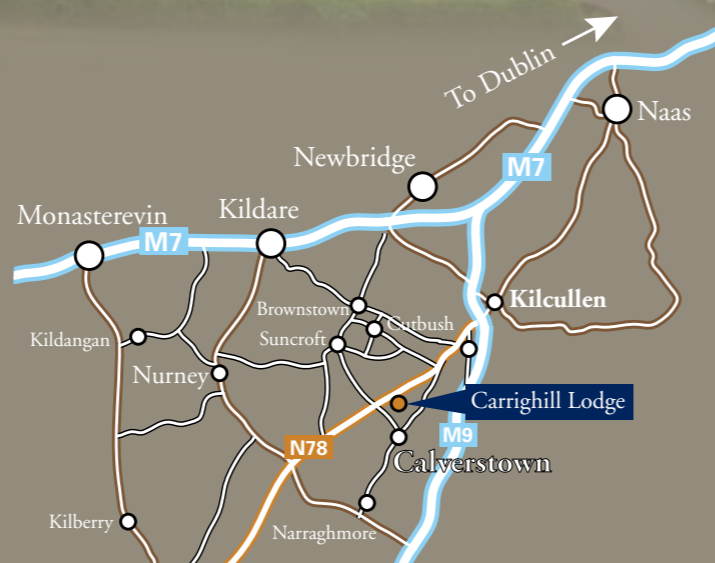
- Geo-thermal underfloor heating system with 3 zones.
- Marvin Architectural Aluminium Clad American pine double glazed sash windows.
- Feature recessed stone entrance with electric gates and intercom system.
- Large paved patio area to the rear.
- Spectacular views from elevated setting.
- Aluminium fascia, soffits and gutters.
- Natural slate roof with solar panels.
- Granite sills and plinths.
- Brushed chrome sockets and switches.
- Piped internal music system.
- External lighting.
- Security system with 5 cameras and alarm.
- Rainwater harvesting system supplying outside taps.

Services:

Septic tank drainage, refuse collection, electric gates, alarm, electricity, phone, mains water and geo-thermal underfloor heating system.

Inclusions:

Blinds, light fittings, surround sound home system, Aga cooker, Neff dishwasher, two Neff ovens, Neff microwave, Neff coffee maker, Viking American fridge, Viking wine cooler, Neff hob and integrated freezer.



Solicitor:

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Carrighill Lodge

Thomastown, Kilcullen, Co. Kildare.

Magnificent Modern Detached c. 4,100 sq. ft. Residence on c. 10 Acres



Viewing strictly by appointment with Sole Selling Agent



Tel: 045-433550

For Sale By Private Treaty

Carrighill Lodge

Thomastown, Kilcullen, Co. Kildare.

"Carrighill Lodge" is situated on a wonderful elevated setting, set back from the road with panoramic views of the surrounding countryside. Approached by a recessed sandstone entrance through electric gates to a sweeping tarmac road and railed avenue leading up to a large forecourt in front of the residence. Built in 2008 this is an ideal family home offering spacious well proportioned light filled accommodation extending to c. 4,100 sq. ft. presented in excellent condition throughout with many extra features. Located in a quiet rural setting yet easily accessible to the surrounding towns of Kilcullen 3½ miles, Newbridge c. 7½ miles, Naas c. 10 miles and Kildare 7½ miles, which offer an excellent array of shops, pubs, restaurants, boutiques including Whitewater Shopping Centre and Kildare Retail Outlet Village.

Commuters are well catered for with the commuter rail service from Kildare/Newbridge and M9 Motorway (3 miles) close by providing speedy access to the City. Local amenities include horseriding, canoeing, fishing, rugby, GAA, swimming, soccer, golf and racing all within easy reach.



panoramic views of the surrounding countryside...

Accommodation:

Entrance Hall: 6.23m x 4.14m

With recessed lights, under stairs storage and porcelain tiled floor.

Sittingroom: 6m x 5.3m

With solid oak floor, 3.6m ceiling height, raised insert gas fire, corner windows, internal music system and surround sound system.

Livingroom: 7m x 4.26m

With porcelain tiled floor, solid fuel stove, internal music system and recessed lights.

Kitchen/Diningroom: 9.9m x 6m

With porcelain tiled floor 5.22m ceiling height, solid elm fitted ground and eye level presses, 2 oven gas Aga cooker, double sink with garbage disposal unit, polished granite worktops and splashback, Neff integrated dishwasher, 2 Neff ovens, Neff microwave, Neff coffee maker, warming drawer, Viking fridge, internal music system, fitted dresser unit, Viking wine cooler, Neff 5 ring electric hob, extractor unit and island unit with polished granite worktop. Integrated under counter freezer and french doors to paved patio.

Sunroom: 6m x 3.3m

With porcelain tiled floor, gas stove, 5.2m ceiling height, internal music system and French doors leading to large patio area.

Utility: 4.3m x 2.4m

With porcelain tiled floor, fitted presses, shelving, plumbed, polished granite worktops, geothermal unit and door to paved patio.

Toilet: With w.c., w.h.b., porcelain tiled floor.

Office: 4.23m x 3.68m

With solid oak floor, French doors to large patio area, walnut fitted shelving and presses.

Bedroom 1: 6m x 9.2m

Including walk-in wardrobe and ensuite, 3.6m ceiling height, French doors to large patio area and internal music system.

Walk-in Wardrobe: Walnut effect shelving, hanging, presses, solid oak floor and 3.6m ceiling height.

Ensuite: Vanity w.h.b., w.c., double shower, tiled floor and surround, 2 fitted cabinets, internal music system and 3.6m ceiling height.

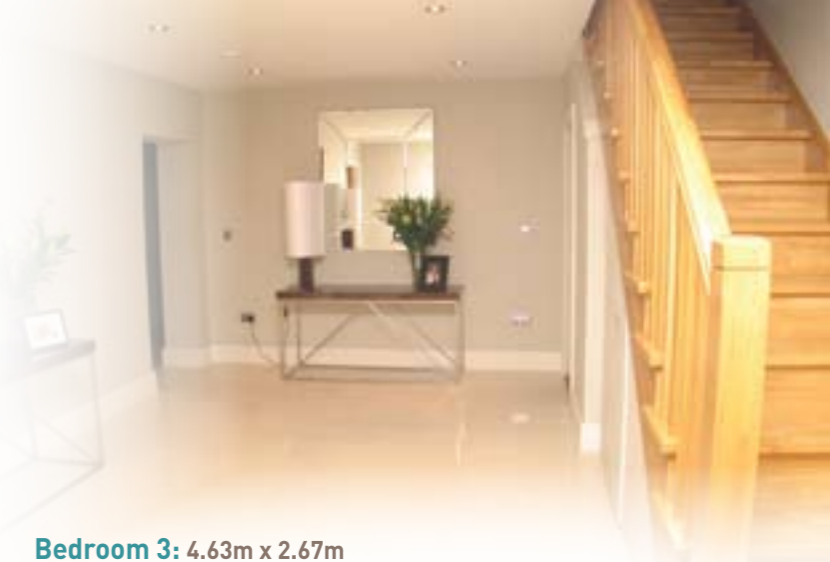
Bathroom: 3.16m x 2.28m

With tiled floor and surround, shower, Jacuzzi bath with shower attachment, w.c., w.h.b., fitted cabinet.

Bedroom 2: 3.6m x 6m

Solid oak floor, 3.6m ceiling height.

Ensuite: Double shower, w.c., w.h.b., 3.6m ceiling height, tiled floor and surround.



Bedroom 3: 4.63m x 2.67m

With 3.6m ceiling height and solid oak floor.

UPSTAIRS: Solid oak stairs leading to first floor.

Bedroom 4: 5.24m x 3.77m

With solid oak floor, built in study desk, shelving, internal music system, walk-in wardrobe and fitted wardrobes.

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

Bedroom 5: 5.25m x 3.15m

With solid oak floor, wired for internal music system.

Attic Storage: 22.6m x 3.65m

With laminate floor, lights, plastered and painted.

