



MAGNIFICENT DETACHED 5 BEDROOM RESIDENCE ON C. 0.7 ACRE

Killington, Dowdingstown Lawns, Two Mile House, Naas, Co. Kildare, W91 CC1P

GUIDE PRICE: € 875,000



PSRA Reg. No. 001536

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DESCRIPTION:

Killington is a wonderful detached family home approached by a recessed stone entrance through electric gates to a sweeping tarmac drive leading up to the residence allowing parking for 6 cars. The property is set amid manicured landscaped gardens mainly in lawn with gravel walkways and paved patio areas, all enclosed by trees and hedges offering total privacy. Located in a small development of 9 detached houses in the sought-after village environment of Two Mile House, adjacent to the primary school, church and Brown Bear pub/restaurant. This exquisite home was constructed in 1996 and subsequently extended offering spacious well proportioned light-filled accommodation which is presented in showhouse condition with features including oil fired central heating, PVC double glazed windows, electric gates, sunroom, electric car charger, walk-in wardrobe and ensuite to main bedroom, fitted kitchen with integrated appliances including double oven, hob, extractor and dishwasher. This is an ideal family home which must be viewed to be appreciated. This is an ideal location to raise a family easily accessible to the surrounding towns of Naas (3½ miles), Kilcullen (3½ miles) and Newbridge (6 miles) offering a wealth of facilities including schools, pubs, restaurants and superb shopping to include such retailers as Tesco, Lidl, Aldi, B&Q, Harvey Norman, Currys, Argos, Woodies, Dunnes Stores, Penneys, TK Maxx, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a 10 minute drive offering designer shopping at discounted prices.

AMENITIES:

GAA, rugby, soccer, tennis, swimming, horse riding, some fine golf courses, fishing, canoeing, leisure centres and racing at Punchestown, Naas and the Curragh. Commuters have the benefit of an excellent road and rail infrastructure close by with the bus route available from Naas, M7 Motorway access at Junction 9, 9A or 10 and the commuter rail service from Sallins Station direct to the City Centre (Heuston Station or Grand Canal Dock).

ACCOMMODATION:

Porch: 2.30m x 1.05m
With tiled floor and double doors leading to;

Hallway: 5.27m x 3.40m
With tiled floor, coving and double doors leading to;

Sitting Room: 5.95m x 4.20m
Oak floor, marble fireplace, coving, wall lights, 2 x no. bay windows with window seats and double doors leading to;

Kitchen: 8.65m x 3.60m
With oak and tiled floor, recessed lights, coving, island unit, extractor, Zanussi double oven, s.s. sink unit, Belling hob, built-in ground and eye level presses, Neff integrated dishwasher and french doors leading to rear garden.

Sunroom: 4.25m x 4.15m
Gas fire, oak floor, recessed lights, wood panelled ceiling.

Utility Room:
Plumbed, built-in presses and tiled floor.

Guest WC:
w.c., w.h.b., wood panelled surround and tiled floor.

Office: 4.80m x 3.15m
Bay window, coving, fitted presses, fitted study desk, oak floor and window seat.

Bedroom 5: 4.95m x 3.54m
With oak floor, wall lights, coving, french doors to garden, bay window with window seat and storage.

Upstairs:

Gallery Landing: 6.00m x 4.00m

Bedroom 1: 4.20m x 3.30m

Walk-In Wardrobe:
shelving and hanging space.

En-Suite:
w.c., vanity, w.h.b., electric shower, fully tiled floor and walls.

Hotpress:
Shelved with timed immersion.

Bedroom 2: 3.25m x 3.00m

Bedroom 3: 3.10m x 2.65m
With range of built-in wardrobes.

Bathroom:
w.c., vanity, w.h.b., corner shower, tiled floor and wood panelled surround.

Bedroom 4: 3.10m x 2.80m

INCLUSIONS:

Light fittings, Kitchen appliances, carpets and selection of curtains

OUTSIDE:

Approached by a recessed entrance to a tarmac driveway leading up to the residence standing on c.0.7 acre of manicured gardens enclosed by mature trees, large paved patio area, gravel walkways, lawns, trees and shrubs. To the rear is a detached home **office / gym** 9.45 x 4.5 with wooden floor, shower room (wc, whb, electric shower and fully tiled). Two outside taps and outside socket. Garage with roller door and shelving.

SERVICES:

Mains water, septic tank drainage, refuse collection, oil fired central heating, alarm, electric gates, broadband and electric car charging point.

SOLICITOR:

Coonan Cawley, Naas, Co. Kildare

BER: B2 BER No. 102790680

CONTACT:

Liam Hargaden
M: 086 2569750 T: 045-433550
E: liam@jordancs.ie









FEATURES:

- ❖ Sought-after village environment.
- ❖ Easy access to Naas (3 ½ miles), Kildcullen (3 ½ miles) and Newbridge (6 miles).
- ❖ Presented in showhouse condition throughout.
- ❖ Well-proportioned light-filled accommodation.
- ❖ Oil fired central heating.
- ❖ PVC double glazed windows and fascia/soffits.
- ❖ Electric security gates.
- ❖ c. 0.7 acre manicured mature gardens.
- ❖ Small development of 9 houses.



**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**

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