



**MAGNIFICENT DETACHED C. 4,200 SQ.FT. RESIDENCE ON C. 1 ACRE
WITH LARGE DOUBLE GARAGE**



**Moyeitragh, 4 Stephenstown Lawns, Two Mile House, Naas, Co. Kildare,
W91 AC6W**



GUIDE PRICE: € 795,000

PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

Moyeitragh, 4 Stephenstown Lawns, Two Mile House, Naas, Co. Kildare, W91 AC6W

DESCRIPTION:

“Moyeitragh” is an architect designed substantial family home approached through a brick recessed entrance with electric gates to a sweeping tarmacadam lit driveway. The property stands on c. 1 acre of manicured landscaped gardens mainly in lawn enclosed by trees and hedges offering a private haven of peace and tranquility. Set on an elevated site with panoramic views of the surrounding countryside and overlooking a large green area. Stephenstown Lawns is a small residential development of 22 homes on their own sites 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 1999 extending to c. 4,200 sq.ft. of spacious well-proportioned light filled accommodation which is presented in showhouse condition with features such as oil fired central heating from a condenser oil burner, PVC double glazed windows, PVC fascia/soffits, large double garage, 5 bedrooms, 3 bathrooms, oak staircase, architraves, skirtings and doors.

This is an ideal location to raise a family and 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 including 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. Kildare Retail Village is only a 15 minute drive offering designer shopping at discounted prices.

ACCOMMODATION:

Entrance Hall 3.40m x 2.25m (11.15ft x 7.38ft)
with tiled floor, recessed lights, coving and double doors leading to

Inner Hallway 5.05m x 4.51m (16.57ft x 14.80ft)
oak floor, coving, recessed lights, split level, cloakroom, 10½ ft ceilings and double doors leading to:

Sitting Room 6.95m x 4.80m (22.80ft x 15.75ft)
oak floor, 10½ ft ceilings, coving, recessed lights, marble fireplace, bay window and French doors leading to garden

Dining Room 6.62m x 4.65m (21.72ft x 15.26ft)
oak floor, coving and recessed lights

Living Room 6.60m x 6.35m (21.65ft x 20.83ft)
coving, recessed lights, mahogany fireplace, insert stove, oak floor and French doors to garden

Kitchen / Breakfast Room 8.90m x 5.60m (29.20ft x 18.37ft)
built in ground and eye level presses, tiled floor, granite worktops, island unit with sink, recessed lights, 2nd sink unit, Dietrich electric hob, Stanley oil fired cooker, tiled surround and extractor, Neff integrated dishwasher, Neff electric double oven, recessed lights, integrated Neff fridge, French doors to patio area and double doors leading to Livingroom

Pantry
walk-in, shelved with tiled floor

Toilet
w.c., w.h.b., recessed lights, tiled floor and surround

Utility Room 4.10m x 2.30m (13.45ft x 7.55ft)
fitted presses, tiled floor, plumbed and Quartz worktop

Guest Bedroom 5.08m x 4.50m (16.67ft x 14.76ft)
oak floor and coving with interconnecting

Shower Room 2.90m x 2.23m (9.51ft x 7.32ft)
wood panel surround, coving, recessed lights, corner shower, w.c., vanity w.h.b.

Oak staircase leading to **FIRST FLOOR**

Bedroom 1 7.20m x 6.16m (23.62ft x 20.21ft)
wooden floor, recessed lights, walk-in wardrobe

En-Suite 1
shower, w.c., vanity w.h.b. with Quartz top, recessed lights, tiled floor and surround

Bathroom 3.57m x 2.95m (11.71ft x 9.68ft)
bath with shower attachment, w.c., vanity w.h.b., press, recessed lights, shower, tiled floor and surround

Bedroom 2 4.65m x 3.70m (15.26ft x 12.14ft)
wooden floor, recessed lights

Hotpress
large walk-in, shelved

Bedroom 3 3.95m x 3.00m (12.96ft x 9.84ft)
wooden floor, built in wardrobes, fitted shelving and presses

Bedroom 4 3.95m x 2.95m (12.96ft x 9.68ft)
wooden floor, built in study desk, fitted shelving and presses

Office 4.95m x 2.90m (16.24ft x 9.51ft)
with wooden floor, built in shelving and office desk, panoramic views over the surrounding countryside







OUTSIDE:

Approached by a recessed brick entrance with electric gates to a sweeping tarmacadam lit driveway leading up to the house standing on c. 1 acre of manicured gardens mainly in lawn enclosed by trees and hedges with flower beds and shrubs. 2 paved patio areas, outside socket, outside tap, double garage (7m x 5.8m including separate store).

SERVICES:

Mains water, septic tank drainage, refuse collection, oil fired central heating, alarm, electric gates, ESB

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).

SOLICITOR:

Corrigan & Corrigan, 3 St. Andrew Street, Dublin 2

INCLUSIONS:

Curtains, blinds, light fittings, integrated fridge, Neff electric double oven, Neff integrated dishwasher, Stanley cooker, Dietrich electric hob.

BER: C1 BER NO: 113681886

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FEATURES:

- * Wonderful panoramic views of the surrounding countryside
- * Generous c. 1 Acre landscaped site
- * Spacious 4,200 sq.ft. of accommodation
- * Oil fired central heating from condenser boiler
- * PVC double glazed windows, fascia/soffits
- * Electric security gates
- * Low maintenance brick/dashed exterior
- * Presented in showhouse condition throughout
- * Naas 3½ miles, Kilcullen 3½ miles, Newbridge 6 miles



**Edward Street,
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Co. Kildare**

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