



Rathmore West

Rathmore, Naas, Co Kildare, W91 D7YV



 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in one of Kildare's most sought-after villages, nestled between Naas, Blessington and Kill. The village offers many amenities. Secondary schools that service the area include Newbridge College, Naas CBS, St. Marys Naas, Pipershill, Clongowes Wood College, The King's Hospital & Rathcoole. There are super local sports clubs including Eadestown, Naas & Kill GAA Clubs, Naas Rugby Club, an embarrassment of riches in terms of Golf Clubs, Craddockstown, Naas, Palmerstown & The K Club to name a few. The area holds a strong connection with horse racing giving home to Punchestown Racecourse. Other nearby racecourses include Naas & The Curragh. Dublin City Centre & Dublin Airport is c. 30 minutes' drive away.

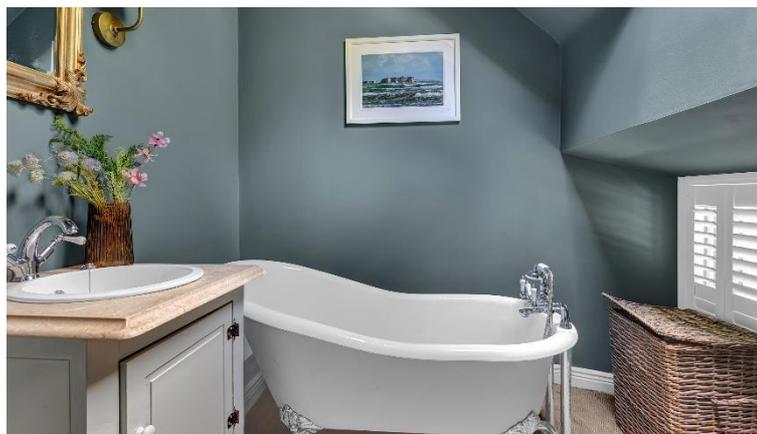


DESCRIPTION:

JP & M Doyle are delighted to offer this beautiful period three-bedroom family home in the ever sought after Rathmore village. This residence is set on a mature private site, extending to c. 0.3 acres, with private drive, ample off-street parking, and beautifully landscaped gardens. The current owners have carried out several upgrades, including new windows & doors throughout. Entered via a quaint entrance hall, the tone of the property is set straight away as a charming and welcoming space. In the hall, a picture window floods the rear of the property with light & also captures the rear gardens. To the left of the main entrance directs you to the heart of the house, the kitchen. The kitchen in this home is second to none. The vintage bespoke, hand painted, solid wood units, with magnificent oak countertops, gives the residence a degree of elegance. In addition to this, there are an abundance of additional features, such as a rangemaster cooker, dishwasher, washing machine, fridge freezer, pantry storage, large oak wood island, window seats, and oak wood floors. The rear triple aspect porch leads to the impressive terrace overlooking the beautifully cultivated garden, and south facing orientation. Through the kitchen, you are invited into a large open-plan living/dining room. The room is a sophisticated and stylish space ideal for entertaining family and guests, where they can come together around a cosy solid fuel stove. Upstairs, there are three spacious bedrooms, attractively decorated and a family bathroom. The master bedroom is accompanied by a clever en-suite, and benefits from a balcony, with a large window overlooking the country garden and the homes enamouring views.

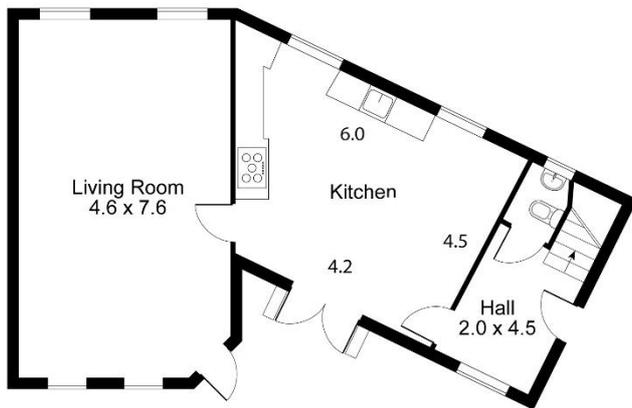
ACCOMODATION:

Entrance Hall:	Wooden flooring, ornate stairs, pocket doors to W.C.
Guest Bathroom:	W.H.B. W.C, bespoke shutters.
Kitchen:	Beautiful handmade kitchen with oak countertop, double Belfast sink, vintage glass splashback, kitchen island, two window seats, wooden floors & glass porch overlooking rear garden.
Living Room:	Open plan living / dining room, freestanding stove, light panel door to rear garden, bespoke window shutters & carpet.
Upstairs:	
Hall & Landing:	Carpet, storeroom.
Bedroom 1:	Carpet, bespoke shutters, built in wardrobes.
Bedroom 2:	Carpet, bespoke shutters, built in wardrobes.
Master Bedroom:	Carpet, bespoke shutters, built in wardrobes, balcony overlooking rear gardens.
Ensuite:	W.C, W.H.B, tiled floor, period style Burlington radiator, underfloor heated tiles & enclosed rainfall shower.
Family Bathroom:	Claw foot bath, W.C, W.H.B, bespoke shutters & period style Burlington radiator.

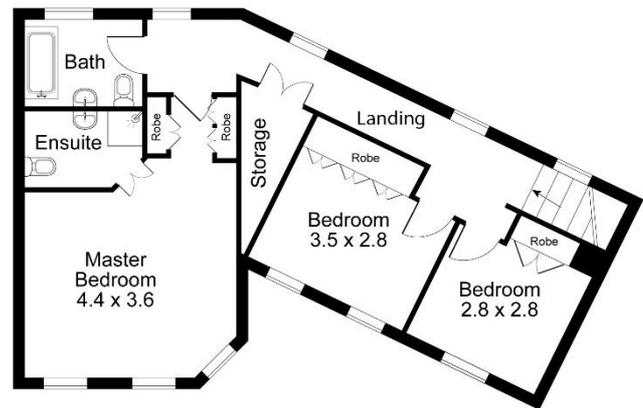


FEATURES:

- End of terrace period home
- Private gardens
- Electric gates & extensive parking to rear
- Pedestrian gate to front
- Upgraded windows throughout (front sash) & external doors
- Bespoke handmade kitchen
- High quality fittings throughout
- Upgraded oil fired burner
- Freestanding cast-iron stove
- Bespoke shutters
- High speed broadband



Ground Floor



First Floor

VIEWING:

BY APPOINTMENT ONLY

BER:

C2

PRICE REGION:

€550,000



Established. 1952
JP&M DOYLE

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.