

FOR SALE

BY PRIVATE TREATY

**16 Stephenstown Court
Two Mile House
Naas, Co. Kildare
W91E81W**



Five Bedroom Detached
c.418sq.m /4,500.sq.ft



Price: €795,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting 16 Stephenstown Court, Two Mile House Co Kildare to the market. The location of this property is second to none, situated in the much sought after village of Two Mile House, Co Kildare.

This stunning family home is located in an exclusive development, properties in this development rarely come to the market. Two Mile House Village, school and the local parish church are all in walking distance.

This bright and spacious property was built in 2005 with no expense spared, boasting a high quality finishes including 9ft ceilings throughout the property.

Internal living accommodation spans to c 4500 sq.ft and comprises of Entrance hall, Lounge room, Living room, Kitchen, Utility room, Guest W.C, Boot room, Playroom/ Games room, Office and Large family bath, along with 2 large double bedrooms including en suites and walk in wardrobes on the ground floor. On the second floor you will find, 3 large double bedrooms two of which are en-suite and Walk in Wardrobes, along with a large master bath and hot press storage.

Externally to the property there is a large double garage, which has many options for use such as ideal space for a home office or business space, fitted with a boiler room, W.C and access to a fully finished loft space.

The mature gardens offer a wonderful sense of privacy whilst boasting an enviable south westerly aspect to the rear of the property.

All in all Stephenstown Court is a rare opportunity to acquire a unique, high end family home in pristine condition in Co Kildare.

FEATURES

- BER – B2
- C. 4,500 Sq Ft
- Private cul de sac
- Private Gated entrance to property
- Oil fired central heating
- Granite window Sills
- Bespoke kitchen with Belfast sink and large island equipped with induction hob
- Large utility room inc. guest W.C and boot room
- 9 ft ceilings throughout
- Pressured hot water system
- South facing rear aspect
- Walking distance to village, and Two Mile House National school
- Within the catchment area for Two Mile House National School
- C. 3 miles to Naas Town Centre
- Within easy reach of M7 and Dublin
- Close proximity to Kildare Village, White Water Shopping centre
- Viewing Highly Advised!!
- Call Ray Cooke Auctioneers to arrange a private viewing!



ACCOMMODATION

ENTRANCE HALL

22'6"x18'6" (6.91mx5.69m)

Carpet flooring, with access to all rooms and stairs throughout the property.

LOUNGE

21'5"x21'5" (6.56mx6.56m)

Laminated flooring, open fire place with entrance to hallway and living room.

LIVING ROOM

14"x13'1" (4.27mx4.0m)

Laminate flooring, open fire place, with access to patio area through the double doors and access to the kitchen.

KITCHEN

27'1"x15'7" (8.29mx4.88m)

Tiled flooring, fully fitted kitchen, island included, induction hob with access to patio area and access to utility room.

UTILITY

6'4"x13'3" (1.97mx4.08m)

Tiled flooring, fitted kitchen units, sink, washer and dryer, boot room with access to guest WC and access to the garden.

CLOAK ROOM

6'8"x6'2" (2.10mx1.90m)

Carpet flooring.

OFFICE

12'1"x16'6" (3.69mx5.09m)

Carpet flooring with patio doors to the garden.

PLAY ROOM/GAMES ROOM

10'7"x11'9" (3.29mx3.63m)

Carpet flooring.

DOWNSTAIRS WC

12'2"x8'2" (3.72mx2.57m)

Tiled flooring, stand alone bath, WC, wash hand basin and triton shower.

BEDROOM 1

11'8"x12'7" (3.62mx3.94m)

Carpet flooring with walk in wardrobe and ensuite.

BEDROOM 2

17'7"x11'8" (5.47mx3.62m)

Carpet flooring with walk in wardrobe and ensuite.

BEDROOM 3

25"x14'7" (7.64mx4.49m)

Carpet flooring with walk in wardrobe and ensuite.

BEDROOM 4

17'3"x23'5" (5.30mx7.17m)

Carpet flooring and ensuite.

BEDROOM 5

17'9"x15'1" (5.48mx4.61m)

Carpet flooring.

BATHROOM

10'9"x11'6" (3.35mx3.54m)

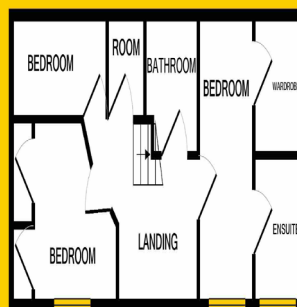
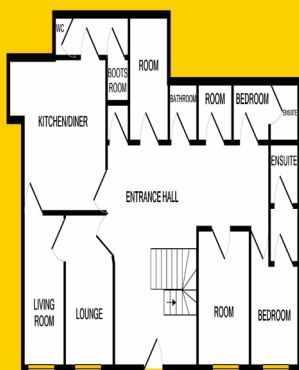
Tiled flooring, stand alone bath, WC and wash hand basin.

GARAGE

24'x28" (7.40mx8.81m)

WC, boiler house, double electric garage doors with access to loft space,





VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



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