

*Spacious 4 Bed Detached Bungalow on  
Magnificent c.0.55 Acre Site.*

**“New Abbey Lodge”**

**New Abbey, Kilcullen, Co. Kildare, R56Y861**

*For Sale By Private Treaty*



Welcome to "New Abbey Lodge". Dowling Property is delighted to present to the market, one of the finest homes to be offered for sale in this location in recent times. Standing on a private c.0.55 acre site, this 4 bedroom property is located in one of Kildare's most sought after locations. Overlooking the world famous Gilltown Stud to the front and New Abbey Stud to the rear and just c.1km from Brannockstown Village and c.1.5km to Kilcullen. The accommodation extends to c.196 sq.mt. (2,109 sq.ft.) and boasts 4 reception rooms, 2 bathrooms and a wonderful courtyard room. The property was extended to the rear in recent times and now provides an excellent opportunity for open plan and modern family living.

The gardens are a real highlight and are tastefully landscaped, mature and offer complete privacy. There is extensive lawn area to the rear and includes some recently erected raised market gardening beds along with a green house. This wonderful home is accessed through an impressive electric gated entrance, leading to an elegant gravel driveway which compliments the exterior of the home perfectly. Just a 3 minute drive away will find you directly at the M9/M7 interchange making it ideal for access to Dublin City and airport. We firmly believe that "New Abbey Lodge" ticks all the right boxes and strongly advise on early viewings. One Not To Be Missed!!

*Asking Price €550,000*



The accommodation, which is extremely bright and spacious, briefly comprises of entrance hallway, kitchen, utility, dining room, family room, bedroom 1, bathroom, bed 2, bed 3, bathroom 2, lounge, courtyard room and sitting room / bed 4.

All amenities are located close by in Kilcullen, which include leisure facilities, shops, schools (St. Bridget's Primary School and the Cross & Passion College Secondary School), public transport systems and all major road networks including M7/M9 motorway.

### Accommodation

<b>Entrance Hallway</b>	3.94m x 1.70m	A welcoming hallway with wooden floor. Radiator cabinet & hot-press.
<b>Kitchen</b>	4.88m x 3.63m	A bright kitchen enjoying pleasant countryside views. Fully fitted kitchen with cooker, double sink and "Efel" range. Tiled floor. Archway through to dining room.
<b>Dining Room</b>	3.61m x 3.63m	A well positioned room ideal for a number of uses. Large window maximizing garden views. Wooden floor. Double doors to family room.
<b>Family Room</b>	3.93m x 3.83m	A comfortable room with Stanley stove. T.V. point. Wooden floor.
<b>Rear Hall / Utility Room</b>	1.94m x 1.92m	An ideal utility/boot room with door to rear garden.







<b>Bed 1 (Front)</b>	3.93m x 3.91m	Generous sized double bedroom with large window. Carpet floor.
<b>Bathroom 1</b>	3.01m x 1.21m	Step in shower (Triton T90). W.c. and wash hand basin.
<b>Bed 2 (Front)</b>	3.90m x 2.94m	Double bedroom with extensive built in wardrobes. T.V. and telephone point. Carpet floor.
<b>Bed 3 (Front)</b>	2.94m x 2.94m	Single bedroom with extensive built in wardrobes. Carpet floor.
<b>Bathroom 2</b>	2.23m x 1.87m	Step in shower, w.c., wash hand basin, heated towel rail. Built in corner storage unit.
<b>Lounge – Open Plan</b>	3.01m x 7.08m	Built in kitchenette area and storage units.
<b>Courtyard Room – Open Plan</b>	4.98m x 4.25m	A versatile room linking the open plan lounge to sitting room. Dual aspect and light filled with French doors leading outside. Ceiling coving and spot lights.
<b>Sitting Room / Bed 4</b>	7.51m x 5.02m	A real highlight to this fine home is this formal sitting room enjoying a dual aspect and wonderful stud farm views. An impressive and well proportioned room with French doors leading to gardens. Ceiling coving and spot lights. This room is also ideal as a master bedroom.





## Gardens

A real highlight to this wonderful property is the private c.0.55 acres of landscaped gardens. Approached via an impressive walled entrance with electric gates on to a splendid gravel driveway. The gardens to the front over look the famous Gilltown Stud with the rear garden enjoying views of New Abbey Stud. There is extensive lawn areas to the rear along with raised garden beds. There is also a well positioned green house, along with mature fruit trees and mature hedging.





## Features

- \* Highly Sought After Location
- \* Overlooking Giltown Stud & New Abbey Stud
- \* Landscaped & Private c.0.55 Acres
- \* Impressive Electric Gated Entrance
- \* 4 Reception Rooms
- \* Double Glazed Windows
- \* Oil Heating with Wood Stove
- \* Mains Water and Septic Tank
- \* 3 Minute Drive to M9
- \* 2 Bathrooms
- \* Kilcullen c.2km – Naas c.12km
- \* Alarmed





**Viewing:** Tel: 045 482189, strictly by prior appointment, minimum of 28 hour notice period.

**Negotiator:** John J Dowling.

**Price:** A.M.V. €550,000  
(To include): Carpets, Blinds & cooker.

**Directions:** R56Y861



*Disclaimer*

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