



**GOFFS**  
PROPERTY

**Dromagh**

on c.1.41 Ha (c.3.5 acres)  
Johnstown, Naas, Co. Kildare.

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*A period country residence set amidst beautifully manicured gardens.  
A stunning detached country home boasting many extras and  
conveniently located only minutes from the N7 at Johnstown.*

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6 BED 5 BATH 4 RECEPTION 400m<sup>2</sup> FLOOR AREA

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An impressive, two storey residence, tastefully extended by the present owners and with the benefit of many attractive period features. Located in an idyllic rural setting just outside the village of Johnstown, with a wide range of shops, restaurants, schools and an abundance of leisure and sports clubs close by. The property is approached by electric gates with a gravel driveway leading to the house and impressive front porch.



## Accommodation

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The accommodation comprises briefly

Hallway stretching the width of the original house giving access to the snug/study and guest bedroom and well appointed kitchen with utility and guest w.c. off.

The extension comprises a spacious living room interconnecting with the dining room and sun room with patio doors off. There is also a self contained guest area with living room, bedroom and en suite bathroom.

On the first floor there are five further bedrooms, two of which are en suite and two with an interconnecting en suite shower room.







# Outside

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Private, mature site extending to c. 3.5 acres

Well maintained lawns and large patio area

Tennis Court

Stud railed paddock

All weather arena

Stables



## Location

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Dromagh is located on the Punchestown Road on the outskirts of Johnstown Village in Co. Kildare. It has easy access top the N7 (2mins) and for Dublin (30mins). Johnstown is also well serviced by buses and nearby Sallins train station which connects with Heuston Station and the Luas.

Naas (5mins) is the nearest town, with schools and a full range of sporting clubs as well as shopping and social amenities. In the vicinity of Dromnagh there are 3 racecourses, Naas Golf Club, Naas Tennis Club, Kill GAA, Naas Rugby Club, Naas Athletic Clklub and much more. There are also great options locally for walkers, from the Grand Canal to The Curragh and Punchestown.

Shoppers have easy access to Kildare Village as well as the Naas Farmer's Market, out of town shopping centres around Naas and a renowned garden centre in Johnstown.

Naas is renowned for its restaurants and night life. More locally Johnstown and Kill have excellent shops, restaurants and bars.

There are excellent equestrian facilities nearby providing for every standard of competence and hunting is available with the Kildare Hunt.



# Details

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## FEATURES

Mains Water · Electricity · Septic Tank  
Access Gate · Central Heating · Telephone · Alarm  
Garden · Parking · Patio · Scenic View

## ENERGY EFFICIENCY

**BER C3** Building Energy Rating: C3. Certificate No: 112384243

## DIRECTIONS

From Dublin proceed south on N7 and take Exit 8 Johnstown. At top of slip road take second exit off roundabout signposted Johnstown. Continue into Johnstown village and take first left turn after the Johnstown Inn. Continue along this road and over a small hump backed bridge, you will meet a fork in road and you keep to the right. You pass Furness Manor housing estate on your left and then you will notice The Playbarn on your left and the property is the next on the left after this. A name plate 'Dromagh' is on the the gates.

## MAP CO-ORDINATES

Lat: 53.230489 (53° 13' 49.76" N)

Long: -6.619063 (6° 37' 8.63" W)

## SOLICITORS WITH CARRIAGE OF SALE

Joe Morrin, Morrin & McConnell Solicitors, Trident House, Dublin Rd, Naas, Co. Kildare.

## VIEWING

Viewing is strictly by appointment with the selling agents.





0.5	JOHNSTOWN
4	NAAS
26	DUBLIN CITY CENTRE
39	DUBLIN AIRPORT
KM	



GROUND FLOOR



FIRST FLOOR

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This plan is for guidance purposes only and must not be relied upon as a statement of fact.

# GOFFS

PROPERTY

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Kildare Paddocks, Kill,  
Co. Kildare, Ireland  
Email: [property@gofffs.ie](mailto:property@gofffs.ie)



GOFFSPROPERTY.COM  
Tel: +353 45 981 048  
PSRA Licence: 001903

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