



**SUPERB EXCEPTIONALLY SPACIOUS DETACHED RESIDENCE**

**Hayfield House, Kildoon, Nurney, Co. Kildare, R51 XR58**

**GUIDE PRICE: € 600,000**



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

### Hayfield House, Kildoon, Nurney, Co. Kildare

#### DESCRIPTION:

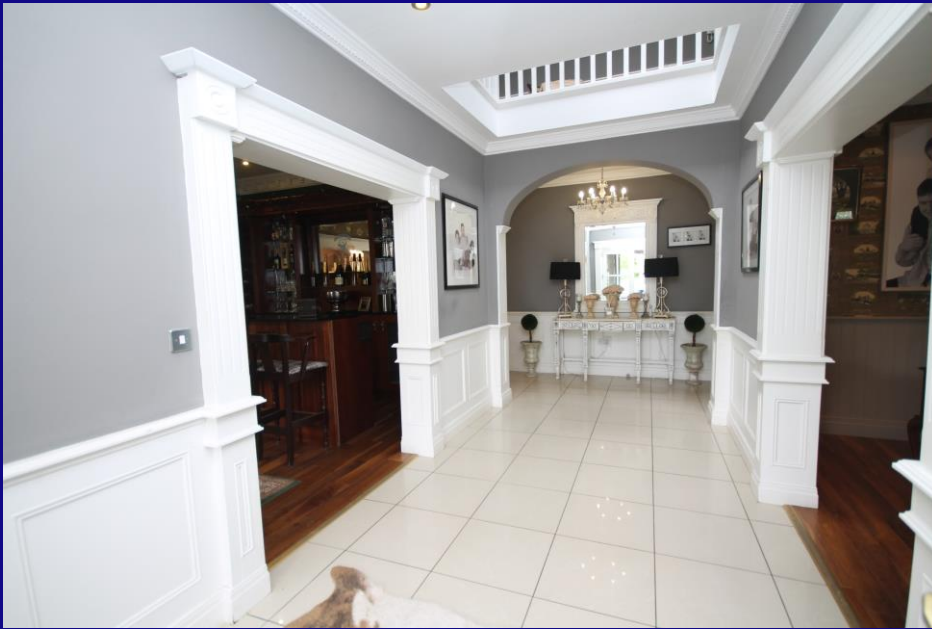
Hayfield House is a superb exceptionally spacious executive detached residence finished to a very high standard. The property extends to Circa 616.7 sq.m (6,638 sq.ft.) and is ideal for entertaining, with multiple large reception rooms. Access is via electric gates via a sweeping tarmac drive to a private site that extends to circa 1 acre of landscaped gardens. Outside, there is a raised deck, covered hot tub area, outdoor bar, detached garages with loft and a paved patio surrounding the side/rear. There is geothermal underfloor heating on the ground floor with oil fired central heating upstairs. Kildare Town is within approximately 9 km and Newbridge is approximately 13km, both offering excellent Public Transport links to Dublin. Local employers in the area include Bord na Mona, Oral B, Pfizer Pharmaceuticals, Lily O'Brien's Chocolates, Department of Defence, Comerfords Bakery, Bloodstock Industry and Kerry Foods facility in Naas employing c.1,000 people. Nearby towns include Kildare with Kildare Retail Outlet Village offering designer shopping at discounted prices and Newbridge with Whitewater Shopping Centre. Local amenities in the area include golf, fishing, canoeing, horse riding, rugby, GAA, soccer, tennis, basketball, hockey, swimming and racing in the Curragh, Naas and PuncHESTOWN. Recessed entrance with electric gates onto sweeping tarmac drive, stone facade front, with landscaped gardens and circular front forecourt.

#### ACCOMMODATION:

<b>Porch</b>	3.30m x 1.80m (10.83ft x 5.91ft)
Double doors to inner hall, coving, recess wood panel surround.	
<b>Inner Hallway</b>	6.60m x 2.40m (21.65ft x 7.87ft)
Porcelain tiled floor, wood panel surround, coving recess.	
<b>Study</b>	3.40m x 4.65m (11.15ft x 15.26ft)
Recess coving, walnut floor.	
<b>Bar</b>	3.40m x 4.63m (11.15ft x 15.19ft)
Walnut floor, coving, recess wood panel surround, counter with granite top with shelving presses, sink unit	
<b>Drawing/Dining Room</b>	11.40m x 6.50m (37.40ft x 21.33ft)
Wall lights, oak floor, french door, marble hearth gas fire, wood panel surround.	
<b>Kitchen/Dining</b>	6.20m x 11.10m (20.34ft x 36.42ft)
Porcelain tiled floor, modern fitted kitchen, island with granite worktops, 2 sink units, 2 oven oil Aga, coving recess, Whirlpool microwave, Whirlpool ove, wood panel surround, french doors to garden recess and french door to sunroom.	
<b>Utility Room</b>	4.14m x 2.23m (13.58ft x 7.32ft)
Plumbed, granite worktops, Whirlpool hob, 2 sink units, extractor, porcelain tiled floor, recess and store, built in ground and eye level presses.	
<b>Back Hall</b>	
Porcelain tiled floor, wood panel surround recess.	
<b>Toilet</b>	
w.c., vanity w.h.b., porcelain tiled floor, wood panel surround recess.	
<b>Sun Room</b>	5.80m x 6.00m (19.03ft x 19.69ft)
Porcelain tiled floor, french doors, stone walls.	
<b>Living Room</b>	5.03m x 4.73m (16.50ft x 15.52ft)
Oak floor, wood panel surround recess, coving, french doors x 2 to sunroom.	

<b>Bedroom 1</b>	11.00m x 6.02m (36.09ft x 19.75ft)
Oak floor, fireplace, coving recess, walk in closet, walk in wardrobe.	
<b>En-suite</b>	
Tiled floor, jacuzzi bath, telephone shower, coving recess, w.c., rainwater shower, 2 x w.h.b. with marble top and presses.	
<b>Gym/Exercise Room</b>	5.13m x 4.60m (16.83ft x 15.09ft)
Recess oak floor, interconnecting ensuite: shower, w.c., vanity w.h.b., mezzanine and tiled floor.	
<b>Bedroom 2</b>	5.95m x 4.75m (19.52ft x 15.58ft)
Recess walk in closet, oak floor, linen cupboard.	
<b>UPSTAIRS</b>	
<b>Landing</b>	3.75m x 9.30m (12.30ft x 30.51ft)
Recess wood panel surround.	
<b>Bedroom 3</b>	4.85m x 4.25m (15.91ft x 13.94ft)
Closets x 2, recess.	
<b>En-Suite 2</b>	
Shower, w.c., w.h.b., heated towel rail, fully tiled.	
<b>Store Room/Office</b>	
Storage cupboard.	
<b>Attic Space</b>	5.10m x 3.50m (16.73ft x 11.48ft)
Closet.	
<b>Bathroom</b>	4.35m x 3.14m (14.27ft x 10.30ft)
Laminate floor, w.c., 2 x w.h.b., heated towel rail, stand alone jacuzzi bath.	
<b>Bedroom 4</b>	4.87m x 4.57m (15.98ft x 14.99ft)
Recess, built in wardrobe.	
<b>En-Suite 3</b>	
Shower, w.c., w.h.b., heated towel rail, fully tiled, walk in hot press.	
<b>Apartment</b>	8.60m x 7.11m (28.22ft x 23.33ft)
Shower room, kitchen/dining room, bedroom, electric heating.	
<b>Garage 1</b>	5.90m x 3.50m (19.36ft x 11.48ft)
<b>Garage 2</b>	5.90m x 3.50m (19.36ft x 11.48ft)











## FEATURES:

- \* Recessed entrance with electric gates
- \* Sweeping tarmac drive
- \* Stone façade front
- \* Landscaped gardens
- \* Circular front forecourt
- \* PVC double glazed windows
- \* Geothermal underfloor on ground level and radiators upstairs
- \* PVC fascias/soffits
- \* 2 Garages
- \* Outside fireplace
- \* Paved patios
- \* Hot tub
- \* Outside bar
- \* Outside tap

## OUTSIDE:

Approached by a recessed entrance with electric gates, sweeping tarmac drive with stone façade front, circular front forecourt and landscaped gardens.

## SERVICES:

Mains water, septic tank drainage, oil fired/geothermal central heating, electricity, broadband.

**BER: B1**

**BER NO.:** 113878581

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