

SHORTWOOD HOUSE

DAARS, SALLINS, CO. KILDARE

• 3km Straffan • 4km Sallins • 6km Naas • 6 mins M7 • 10 mins M4 • 35 mins Airport



A Magnificent Modern Two Storey Residence c. 3,000 sq.ft.
with Garage on c.9 Acres of Post and Railed Paddocks and Gardens

For Sale by Public Auction.

Wednesday 7th October 2015 @ 3.00pm.
In Lawlors Hotel, Naas (unless previously sold).



Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: 045-433550

This is a superb family home, conveniently situated near Naas and within easy commuting distance of the City and 35 mins Dublin International Airport. Built in 1999 by the present owners, it includes c. 3,000 sq.ft. of bright spacious living accommodation.



Approached through recessed entrance, over a sweeping gravelled avenue winding through post and railed paddocks with the house on a south facing site in the middle of the lands surrounded by gardens, in a very quiet private setting of conventional construction with tiled roof and rendered external finish.

THERE ARE SEVERAL AMENITIES IN THE AREA INCLUDING:

Hunting with Kildares & South Counties.

Racing at Naas, Punchestown & Curragh.

Golf at Naas, K Club, Palmerstown & Millicent.

Shopping in nearby Naas, Newbridge (Whitewater), & Kildare Retail Village.

Primary & Secondary Schools in area include Ardclough, Straffan, Clongowes, Newbridge and Naas.

FEATURES:

- Bright spacious accommodation.
- Double glazed hardwood sash windows throughout.
- 9 foot ceilings.
- Alarm monitored.
- Oil fired central heating.
- Post and railed paddocks
- Mature south facing gardens.
- Fast Broadband





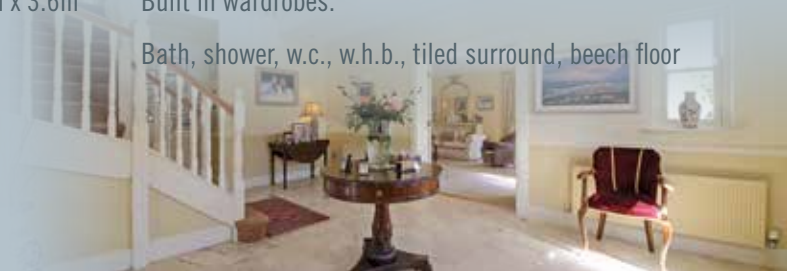
ACCOMMODATION: (9 foot ceilings downstairs and upstairs):

GROUND FLOOR:

Main Hall	4.18m x 4m	Bright and spacious with travertine tiling, coving, recessed lighting, staircase, double doors to:
Bright Drawingroom	7.3m x 4.5m	Open limestone fireplace with hearth, coving, double French door to patio.
Diningroom	5.1m x 4.5m	Coving, double French doors to patio (south facing)
Bright Spacious Kitchen	5.5m x 4m	2 oven Aga, fully fitted ground and eye level presses, island counter, Amtico tiles, granite worktop, electric oven, hob, leading to:
Bay Area	4m x 2.1m	With French double doors to patio and gardens.
Utility Room	2.56m x 2.1m	Tiled floor, fitted units, stainless steel sink unit
Cloakroom		w.c., w.h.b.
Familyroom	5.5m x 3.6m	Timber floor, open limestone fireplace, recessed lighting, French doors to patio and gardens.

UPSTAIRS:

Landing		With hot press and immersion.
Bedroom 1	5.5m x 3.6m	
Bathroom		Shower, w.c., w.h.b.
Master Bedroom 2	5.1m x 4.5m	
Ensuite Dressingroom		With range of built in wardrobes, presses
Ensuite Bathroom		Bath, w.c., w.h.b., shower, tiled floor and surround
Bedroom 3	4m x 2.7m	Built in wardrobes
Bedroom 4	4.5m x 3.6m	Built in wardrobes
Bedroom 5	4.5m x 3.6m	Built in wardrobes.
Main Bathroom		Bath, shower, w.c., w.h.b., tiled surround, beech floor



OUTSIDE:

- The gardens are mainly in lawn and completely private, bunding landscaped with mature shrubs and trees.
- Double garage.
- The land is all top quality, in permanent pasture, laid out in 3 post and railed paddocks.

SERVICES:

Private water, septic tank drainage, broadband, oil fired central heating, monitored alarm.

SOLICITOR: Coonan Cawley, Wolfe Tone House, Naas Town Centre, Naas, Co. Kildare.

Tel: 045-899571

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VIEWING ONLY BY PRIOR APPOINTMENT

Edward Street, Newbridge, Co. Kildare, Ireland. Ph: +353 (0)45 433 550 Fax: +353 (0)45 434 122
e: info@jordancs.ie www.jordancs.ie www.myhome.ie

DIRECTIONS:

FROM DUBLIN - take M7 South, Exit at Junction 7 and take Straffan Road, after 1km take left for Killeen Golf Club, keep going to Sherlockstown Crossroads turn right, after 1km turn left (green pump) and go for 500 metres turn right. Property entrance is c. 500 metres on bend with entrance straight ahead.

FROM NAAS - take R407 Sallins Road into Sallins Village and go straight for 1½km to Bodenstown Crossroads, turn right, at next Crossroads (Sherlockstown) turn left, after 1km turn left (old green pump), go for 500 metres turn right, at the end of that straight entrance is in front of you with Jordan sign.



JORDAN 

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