



BUNGALOW ON C 1.2 ACRES

Rathmore West, Naas, W91 VHD7.



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(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated on a mature site commanding exceptional views over the surrounding countryside, this property finds itself close to the picturesque village of Rathmore, c. 2 miles from the village of Killeel and 2 miles off the N81. Blessington town is also nearby at just 4 miles away, while Dublin City is 18 miles south and easily accessible via the M50 and N7, which also offer you links to Dublin Airport.

There are a host of amenities in the area including Punchestown Race Course, Golf in the nearby Lisheen Springs, Beech Park, Naas Golf Course and walking and horse riding on your doorstep.

DESCRIPTION

This attractive red brick fronted residence is set on a mature, tree lined site, in a much sought after location in an area of outstanding beauty. The accommodation comprises of Hall, Living Room, Kitchen/Dining Room, Sitting Room, Four Bedrooms and Two Bathroom set on a large site of 1.2 acres with a detached Studio/Workshop, which is fully compliant for food use and includes a stainless steel kitchen. The house is currently laid out in a main house and an adjoining Granny Flat with separate access. The property benefits from Dual Central Heating Oil Fired and Solid Fuel.

ACCOMMODATION:

Main House

Hall/Reception

Sitting Room	4.84m (15'11") x 4.04m (13'3")	with Feature Brick Fireplace
Kitchen/Dining Room	7.02m (23'0") x 3.2m (10'6")	with Fully Fitted Modern Units, Brick Fireplace & Door to Gardens
Bedroom 1	3.92m (12'10") x 3.15m (10'4")	with Built-In-Wardrobes
Bedroom 2	2.93m (9'7") x 2.72m (8'11")	
Bathroom	3.14m (10'4") x 1.72m (5'8")	
Bedroom 3	3.5m (11'6") x 2.92m (9'7")	with Built in Wardrobes





Granny Flat

Hall		
Kitchen/ Sitting Room	6.11m (20'1") x 3.08m (10'1")	With Fully Fitted Modern Units, Brick Fireplace
Bedroom 4	4.24m (13'11") x 3.03m (9'11")	with Walk-In-Wardrobes
Bathroom	2.02m (6'8") x 1.74m (5'9")	with Bath, W.C., W.H.B.



OUTSIDE:

- Adjacent to the house detached Studio/Workshop c. 84 Square Metres fully fitted for food preparation including tiled flooring and a stainless steel kitchen.
- Mature Lawned Gardens
- Hard-core Area

SERVICES:

- Drainage to Septic Tank
- Private Well
- Oil Fired & Solid Fuel Central Heating



VIEWING:

BY APPOINTMENT ONLY

BER:

House - E1 (112506571)
Granny Flat – F (112506530)

PRICE REGION:

€450,000



JP&M
DOYLE

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: enquiries@jpmdoyle.ie

PSRA Licence: 002264

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