



Established. 1952

# JP&M DOYLE

**FOR SALE**

**“SLEEPY HOLLOW”,  
RESIDENCE ON C. 0.75 ACRE/ 0.3 HA.,  
PUNCHESTOWN UPPER,**



**KILTEEL, CO. KILDARE,  
W91CFN0.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(045) 865 568**

## **LOCATION:**

Situated on a mature tree lined site, c. 2 miles from the village of Killeel, next door to the village of Rathcoole and c. 1 mile off the N81, c. 4 miles from the town of Blessington and c. 17 miles south of Dublin City. 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. The luas is only a short 10 minute drive where there is a free park and ride facility at Saggart.

## **DESCRIPTION:**

Superior two storey residence set on mature tree lined lawned gardens in this most convenient location. The property was completely re-modelled, upgraded and extended in 2009 to a high standard with double glazed uPVC windows and many extra features including hardwood flooring throughout. The property extends to c. 258 sq.m/ 2,777 sq.ft., with bright, spacious accommodation laid out in large hall, living room, sitting room, sun room, dining room, large open plan kitchen/ breakfast room, utility, study, five bedrooms, two en-suite and bathroom. Outside there are two stables, car port, gym, office area, two patio areas and lawned gardens.

## **ACCOMMODATION:**

### **Entrance Hall:**

Hardwood flooring.

### **Sitting Room:**

3.65m x 3.38m.

### **Living Room:**

7.23m x 3.49m. With hardwood flooring.

### **Conservatory/Sun Room:**

5.24m x 4.30m. With feature solid fuel stove, tiled flooring and wood paneled ceiling.

### **Dining Room:**

4.76m x 3.05m.

### **Kitchen/Breakfast Room:**

4.76m x 4.09m. With bespoke kitchen with solid oak counter and tiled floor.

### **Utility:**

5.98m x 1.74m. With tiled floor, fully fitted units and guest w.c.

### **Guest W.C.:**

1.73m x 1.01m. With w.c. and w.h.b.







- Bathroom:** 2.63m x 1.99m.
- Bedroom 1/Study:** 3.33m x 2.05m.
- Bedroom 2:** 4.47m x 3.56m. With built in wardrobes.
- Bedroom 3:** 6.30m x 2.63m. With built in wardrobes.
- FIRST FLOOR:**
- Bedroom 4:** 7.54m x 2.95m.
- En-Suite:** With shower, w.c., w.h.b., and fully tiled.
- Bedroom 5 (Master):** 6.27m x 3.62m.
- Dressing room:** 2.47m x 2.37m.
- En-Suite:** 2.47m x 2.35m. With Jacuzzi bath, w.c., w.h.b. and fully tiled.



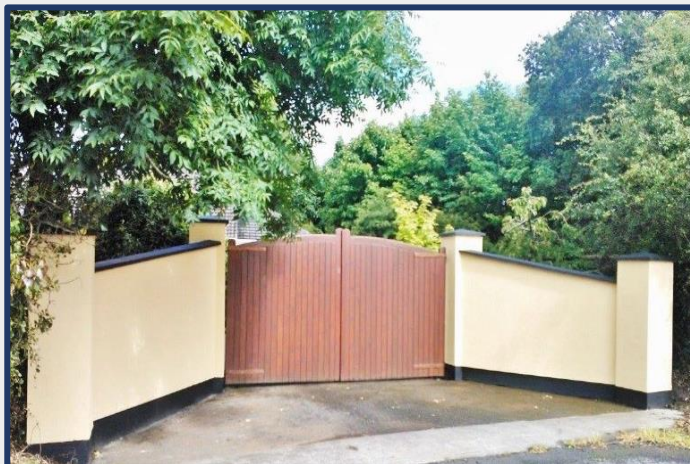


## OUTSIDE:

- Mature tree lined, lawned gardens.
- Car Port: 9.26m x 3.94m.
- Two Stables: 7.50m x 3.94m.
- Work Shops: 3.94m x 3.76m & 7.37m x 3.53m.
- Store: 4.31m x 3.53m.
- Two Patio areas.

## FEATURES:

- Photo cell lighting to entrance and perimeter of house.
- Fully alarmed.
- Oil Fired Central Heating.
- Well Water.
- Drainage to puraflo septic tank.



**VIEWING:** By Appointment Only

**BER RATING:** C1 (106746563)

**PRICE REGION:** €479,000



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