



**DETACHED 5 BEDROOM C.3,500 SQ. FT. RESIDENCE WITH 4 BOXES AND ARENA ON C.2.9 ACRES.**

**SONAS, KILMONEY SOUTH, RATHANGAN, CO. KILDARE R51 H329**

**GUIDE PRICE: €495,000**



PSRA Reg. No. 001536

## FOR SALE BY PRIVATE TREATY

**Sonas, Kilmoney South, Rathangan, Kildare,  
Co. Kildare, R51 H329**

### FEATURES:

- Spacious c.3,500 sq. ft. residence.
- c.2.9 Acre with 3 paddocks, sand arena, 4 boxes and stores.
- PVC double glazed windows.
- Oil fired central heating.
- Cream fitted kitchen with island unit.
- Easy access to Rathangan, Kildare, Newbridge and Naas.
- Good transportation links with train, motorway and bus route. closeby

### DESCRIPTION:

Sonas is approached through a recessed entrance to a gravel driveway which brings you to the residence and also navigates left to the yard at the rear. The site is regular in shape with the land laid out in 3 paddocks along with 4 boxes, sheds and sand arena within the entire enclosed by trees and hedges providing a private oasis. This is an ideal compact equestrian property for a family interested in horses. The house was built in 2006 containing c.3,500 sq. ft. (c.326 sq. m.) of spacious light filled family accommodation with the benefit of oil heating, PVC double glazed windows, cream fitted kitchen with island, 5 bedrooms, 5 bathrooms and annex. Situated in a nice quiet rural setting easily accessible to the surrounding towns of Rathangan (2 1/2 miles) Kildare (4 1/2 miles), Newbridge (8 miles) and Naas (c.12 miles).

### ACCOMMODATION:

**Hallway** 8.10m x 3.05m

Coving, recessed lights and gallery landing

**Rear Hallway** 6.60m x 4.25m

L Shaped - tiled floor, sink unit, selection of storage presses, french doors to rear

**Sitting Room** 5.30m x 4.00m  
With laminate floor, stove, double doors leading to

**Sitting Room** 3.83m x 2.73m

**Sun Room** 4.77m x 4.015.00m  
Laminate floor, recessed lighting, french doors to garden and wooden deck

**Kitchen/Dining** 10.00m x 4.45m  
Tiled floor, french doors, double ceramic sink unit, breakfast bar, island unit, Whirlpool integrated dishwasher, extractor, tiled surround, recessed lights, microwave, electric oven, 5 ring gas hob, cream built-in ground and eye level presses

**Bedroom 1** 4.45m x 4.20m  
French doors to balcony, walk-in wardrobe, bay window.

**En-Suite 1**  
w.c., vanity w.h.b., heated towel rail, press, rain water shower, tiled floor and surround.

**Bedroom 2** 4.00m x 3.00m  
Built-in wardrobes and bay window.

**Bedroom 3** 4.00m x 3.00m  
Built-in wardrobes and bay window.

**Bedroom 4** 4.18m x 3.42m  
With laminate floor.

**Bedroom 5** 3.85m x 3.35m

**Bathroom**  
w.c., pedestal w.h.b., bath with shower attachment, rain water shower, recessed lights, tiled floor and surround.

**Bathroom**  
w.c., w.h.b., bath with shower attachment and electric shower.

**Shower Room**  
Shower, vanity w.h.b., w.c. press, sauna, coving, recessed lights, heated towel rail, tiled floor and surround.

**Attic Space** 6.96m x 4.94m  
Including shower room, kitchenette, living area and study

### Other

There is an annex which is attached to the house and comprises kitchen area 4m x 3.92 with shelving, plumbed and suitable for a kitchen

### Hotpress

Shelved with immersion

### AMENITIES:

The world famous Curragh Plains is only 4 miles, ideal for leisurely walks or running. Commuters have the benefit of the train from Kildare or Newbridge stations and M7 Motorway access at Junction 12 Ballymany (7 miles).

For the shopping enthusiast the area has superb shopping with Kildare Retail Outlet Village, Whitewater Shopping Centre, Lidl, Aldi, Tesco, Dunnes, Penneys, T.K. Maxx, Supervalu and Newbridge Silverware to name a few.

### OUTSIDE:

Approached through a recessed entrance to a gravel drive the property stands on c.2.9 Acres enclosed by trees and hedges. The driveway leads to the house and also proceeds left around the house to the yard at the rear. The yard contains 4 boxes, tack room, feed room, workshop and outside tap. The lands are laid out in 3 paddocks in grass with a sand arena. The gardens around the house have mature trees, lawns, a wild meadow area, mini orchard, pond with water feature, wooden deck, patio area, vegetable garden.

### SERVICES:

Private well water, septic tank drainage, electricity, 2 oil fired heating systems for the main house and annex.

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