





SUPERIOR RESIDENCE ON c. 0.6 ACRE,
"THE FORGE",
RATHMORE,
NAAS,
CO. KILDARE.

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in one of Kildare's most sought-after locations. Rathmore itself is boasts a convenient position north of Naas & close to Kill, Johnstown & The N7. The Houses are adjacent to Rathmore National School & Funbugs Childcare. Secondary schools that service the area include "Newbridge College, Naas CBS, St. Mary's Naas, Pipershill, Clongowes Wood College, The Kings Hospital & Rathcoole. There are super local sports clubs including Eadestown, Naas & Kill GAA Clubs, Naas Rugby Club, an embarrassment of riches in terms of Golf Clubs "Craddockstown, Naas, Palmerstown & The K Club to name a few. The area holds a strong connection with Horse Racing giving home to Punchestown Racecourse, Other Nearby Racecourses includes Naas & The Curragh. Dublin City Centre & Dublin Airport is c. 30 minutes' drive away.



DESCRIPTION:

Unique, c. 4453 sq. ft / 421 sq. mts . 5 bedroom, 4 bathroom prestige property encompassing a detached 2 bedroom Family Apartment with a lounge, kitchen and bathroom built in 2007 with a modern 100% efficient electric heating system. Ideal for grandparents, adult family members, au pair accommodation or office.

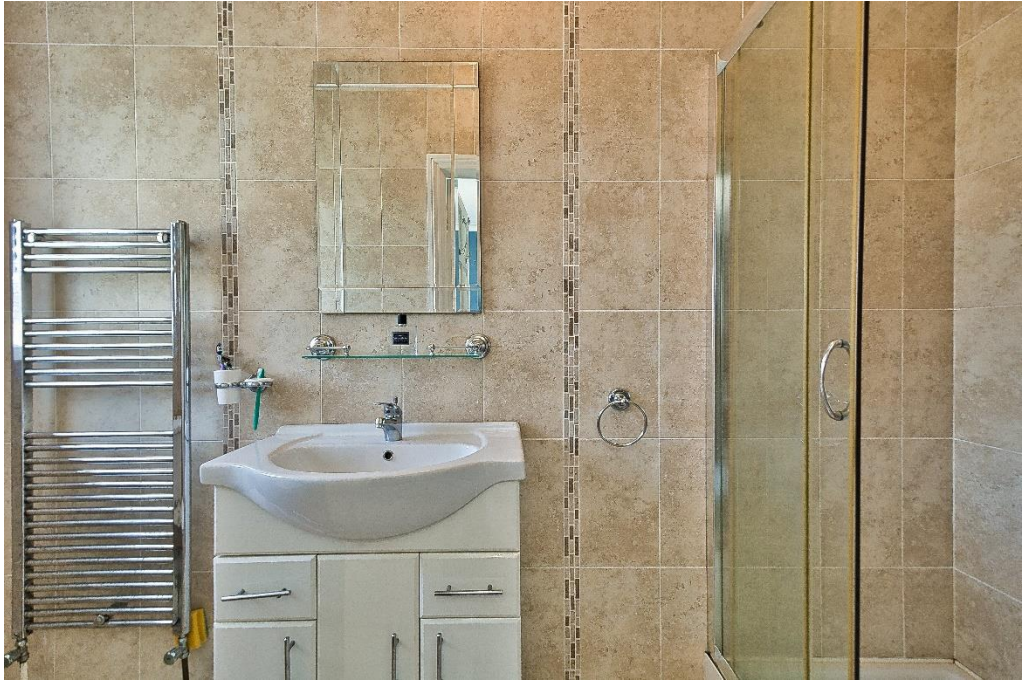
JP & M Doyle are proud to offer "The Forge", an impressive and breath taking residence in excellent condition throughout with an energy efficient B3 rating. The house was extended and upgraded 2015 to the highest standards, with sympathetically designed interiors which have been decorated to emulate what is desired in any country home. Upon arriving at the property, the electric gates slide open giving you an immediately sense of what awaits inside:- The entrance hall is a sight to behold with large reception area complete with fireplace, vaulted ceiling, porcelain tiled floor and grand Oak staircase. Double doors lead to the formal dining room.. Down the hall on one side you are lead to a cozy living room with wood burning stove, a large drawing room with french doors to decking area and feature fireplace with wood burning stove. This is the ideal room for big family gatherings. The kitchen which is generally the hub of the home, lies to the back of the house overlooking the gardens, with bespoke handmade units, large flagstone floor and aga cooker giving a warm & cozy country feel to the house. There is a utility room with W.C off but there is also the benefit of a completely dedicated laundry room. The hallway on the other side of the entrance hall leads to three double bedrooms with one being en-suite. Upstairs is every homeowners dream, the master bedroom awaits with large walk in dressing room and en-suite off then you proceed to the main bedroom which is free form any wardrobes and is the perfect space to retire for the night. The other double bedroom on the opposite end of the landing is again a stunning room, with beautiful en-suite with his and hers sinks and separate walk in closet.



ACCOMMODATION:

ENTRANCE HALL/ RECEPTION	6.82m x 5.04m	Vaulted Ceiling, Impressive Staircase, Tiled Flooring
FAMILY ROOM	6.67m x 5.38m	Feature Brick Fireplace with Stove, Inset Lighting, French doors to Deck
SITTING ROOM	5.97m x 3.75m	Feature Fireplace with Stove Inset
DINING ROOM	4.74m x 3.31m	Tiled Flooring, Inset Lighting, Double Doors to Hall
UTILITY	4.39m x 1.61m	Fully Fitted
PLANT ROOM	2.29m x 1.42m	
GUEST WC		WC & WHB fully Tiled
KITCHEN/ DININGROOM	7m x 4.78m	Bespoke Kitchen units & Island with granite counter tops, AGA Cooker, Bay window, Vaulted ceilings and French Doors to Deck
LAUNDRY ROOM	2.98m x 2.98m	Fully fitted units
FAMILY BATHROOM	2.96m x 2.36m	Shower, Bath, WC, WHB fully tiled
BEDROOM 1	3.65m x 3.55m	Built in Wardrobe
ENSUITE	2.96m x 1.05m	Shower, WC, WHB Fully Tiled
BEDROOM 2	2.96m x 2.35m	Built in Wardrobe
BEDROOM 3	4.04m x 3.57m	





FIRST FLOOR

LANDING

With store Room off.

BEDROOM 4 (SUITE)

5.06m x 4.74m Max

DRESSINGROOM

2m x 2m Max

Bath, Shower, WC,
WHB Fully Tiled

BATHROOM

3.2m x 2.57m

BEDROOM 5 (SUITE)

5.88m x 4.35m

DRESSING ROOM

3.57m x 3.44m

BATHROOM

3.2m x 2.57m

Shower WC, WHB Fully
Tiled



ANNEX/ HOME OFFICE

KITCHEN 5.63m x 3.01m Fully fitted Modern Units.

OFFICE 5.77m x 4.17m French Doors to Patio

BATHROOM 3.06m x 1.75m Shower, WC, WHB

FIRST FLOOR

LANDING

ROOM 1 5.06m x 3.67m

ROOM 2 3.75m x 2.87m

GARAGE 5.63m x 3.01m



Outside:

Tool Shed, extensive Garden of C. 0.6 Acre, laid out in mature lawned walled gardens with both patio and decked areas with electric gates to the road.

SELLING AGENT:

J.P. & M. Doyle,
20 Main Street,
Blessington,
Co. Wicklow.
W91 XH60.

Price Region: €895,000

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