



BUNGALOW ON C. 1.5 ACRES | 0.60 HA
EADESTOWN | NAAS
CO. KILDARE | W91 XV02

LOCATION

Situated in one of Kildare`s most sought-after locations, in the village of Eadestown. Eadestown Village is positioned in a most convenient position north of Naas & close to Kill, Johnstown & The N7. The village has 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.



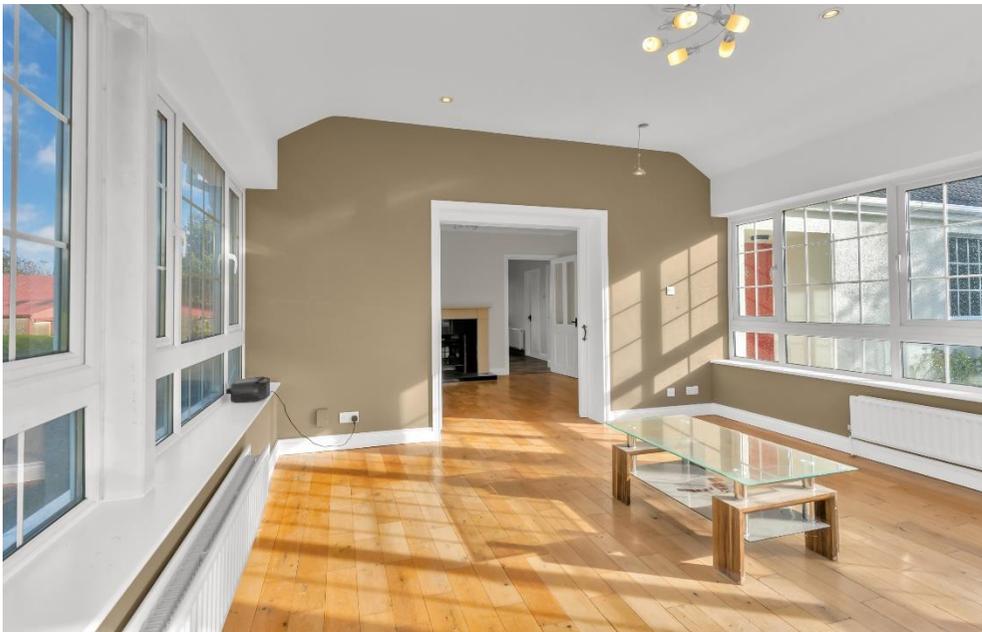
DESCRIPTION

Attractive detached bungalow approached by long driveway in this most sought-after location. The house extends to c. 126 sq. mts / 1,356 sq. ft. and is laid out in Hall / Reception area, Living Room, Sun Room, Kitchen / Dining room, Utility, Bathrooms and Four Bedrooms. Outside there are mature gardens a large paddock with possible future development potential and a large farmyard / workshops laid out in Two Buildings extending to . 283 Sq. Mt / 3,046 Square Feet.



ACCOMMODATION

HALL / RECEPTION AREA		With wooden flooring, built in shelving & storage area.
LIVING ROOM	4.14m x 3.48m	With fireplace with stove inset & wooden flooring.
SUN ROOM	4.56m x 4.14m	With wooden flooring & inset lighting.
KITCHEN/ DINING ROOM	4.54m x 3.76m	With fully fitted modern units.
UTILITY	2.76m x 2.44m	Plumbed for washing machine.
BEDROOM 1	3.59m x 3.32m	With wooden flooring.
BATHROOM	2.8m x 2.73m	With bath, W.C, W.H.B & shower. Fully tiled.
BEDROOM 2	2.76m x 2.44m	With built in wardrobes & wooden flooring.
BEDROOM 3	3.80m x 2.76m	With built in wardrobes & wooden flooring.
BEDROOM 4	3.80m x 2.76m	With built in wardrobes & wooden flooring.
REAR HALL	3.33m x 1.79m	With wooden flooring.

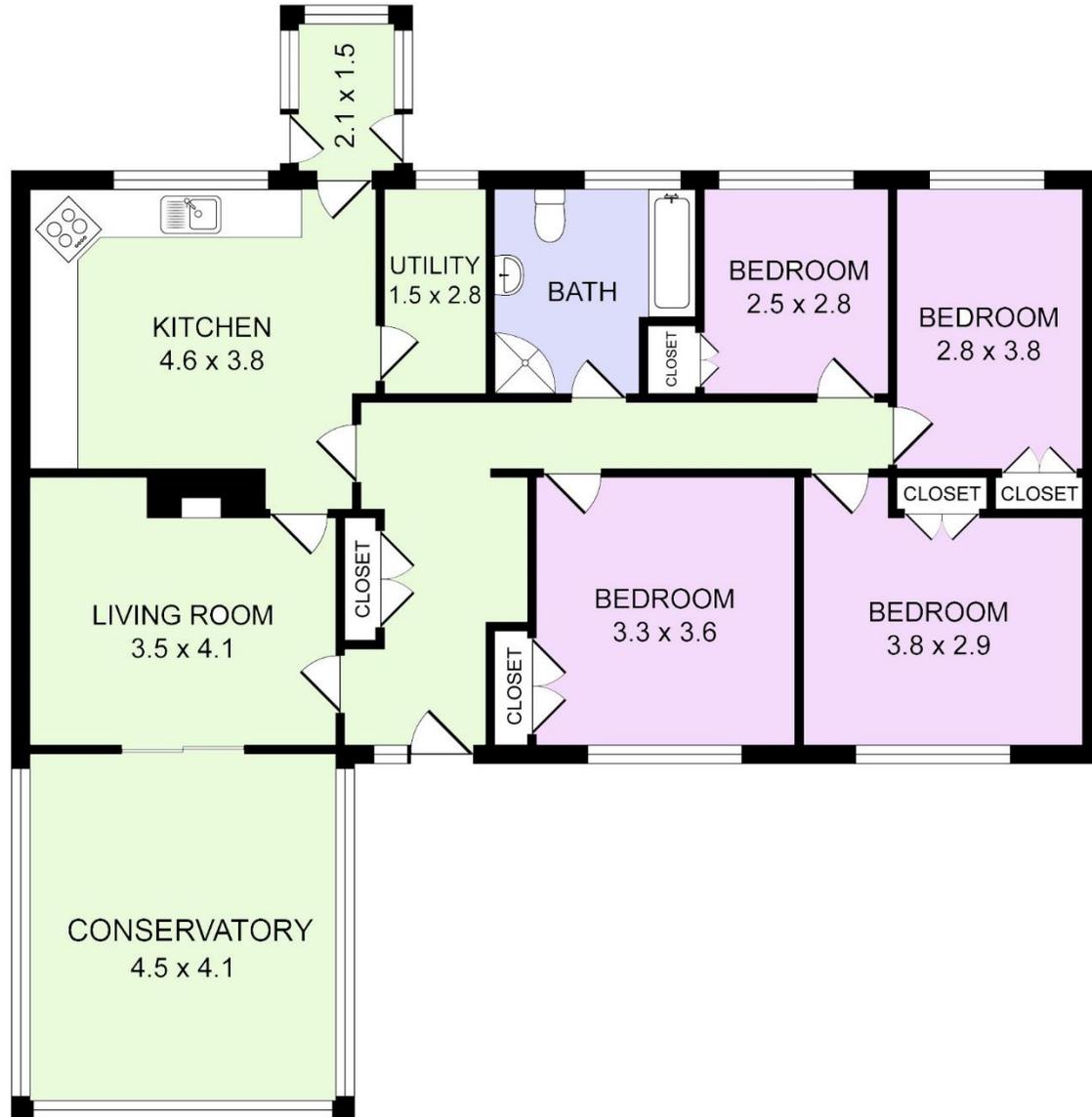








FLOOR PLAN



OUTSIDE | SERVICES

- Mature Gardens.
- Large Paddock.
- Rear access from adjoining housing estate.
- Large Shed / Workshop c. 210 Square Metres.
- Old Dairy / Stables c. 74 Square Metres.
- **Water:** Mains.
- **Sewage:** Septic Tank.
- **Heating:** Oil Fired Central Heating.
- Heat Recovery Ventilation System & External Insulation.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€795,000

BER:

C1

J. P. & M. Doyle Ltd.

Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 045 865 568

Email: enquiries@jpmdoyle.ie

PSRA: 002264



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

