



**SUBSTANTIAL DETACHED DORMER BUNGALOW WITH DETACHED GARAGE
ON C. ½ ACRE**

The Laurels, Dunnstown, Brannockstown, Naas, Co. Kildare, W91 H9Y4

GUIDE PRICE: € 725,000



PSRA Reg. No. 001536

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FEATURES:

- * Oil-fired central heating with Climote remote access
- * Triple glazed windows
- * Sandstone fireplace with insert stove
- * 4 Bedrooms with fitted wardrobes
- * 4 bathrooms
- * Fitted kitchen with granite worktops and backsplash
- * Electric gate
- * Manicured landscaped gardens with granite paved patio area
- * Nice quiet rural setting
- * Naas (7km), Ballymore Eustace (7km), Kilcullen (6km)
- * Two Mile House village (c. 2.5km) with school, church and restuarant/pub

DESCRIPTION:

The Laurels is a fine detached family home, approached through electric gates a tarmac drive standing on c. 1/2 acre of landscaped gardens with lawns, flower beds, granite patio area, offering a private haven enclosed by trees and hedges. Built circa 25 years, extending to c. 241 sq.m. (c. 2,600 sq.ft.) of spacious light-filled accommodation presented in showhouse condition featuring oil heating with Climote remote access, triple glazed windows, insert stove, 4 bedrooms with fitted wardrobes, 4 baths, Stanley oil cooker, fitted kitchen with granite worktops and splashback, electric gates and manicured landscaped gardens with granite paved patio area.

Situated in a nice quiet rural setting, only c. 7km from Naas with a wide selection of restaurants, pubs, schools and superb shopping with Kalu, Dunnes Stores, Tesco, Lidl, Aldi, B&Q, Harvey Norman, Currys, Powercity, Woodies, Boots to name a few. Two Mile House Village is only 2 1/2km from the property with national school, church and restaurant/pub along with Kilcullen c. 6km and Ballymore Eustace c. 7km. The area has the benefit of a good road and rail infrastructure with M7 Motorway access, bus route and commuter rail service from Sallins Station.

Local sporting activities include GAA (c. 1km from property), rugby, soccer, hockey, swimming, athletics, tennis, horse riding, fishing, leisure centres along with horse racing in Punchestown, Naas and the Curragh.

ACCOMMODATION:

Porch : 1.95m x 1.40m
With tiled floor.

Entrance Hall : 4.45m x 2.15m
With coving and oak floor.

Sitting Room : 5.10m x 4.50m
Into bay window, polished sandstone fireplace with marble insert and hearth, wall lights, coving and Henley insert stove.

Dining Room : 4.70m x 3.76m
With coving, oak floor, tri fold patio doors leading to paved patio area at rear.

Kitchen : 6.60m x 4.75m
With tiled floor, built-in ground and eye level presses, breakfast bar, recessed lights with panelled ceiling, Stanley oil-fired cooker, integrated Bosch dishwasher, integrated Whirlpool fridge/freezer, sink unit, granite worktops and splashback.

TV Room : 5.00m x 3.25m
With laminate floor.

Guest WC :
w.c., w.h.b., fully tiled floor and walls.

Utility Room :
Built-in presses, granite worktops and splashback, sink unit, plumbed, tiled floor and surround.

Bedroom 4 : 4.35m x 4.80m
Into bay window with laminate floor and built-in mirrored sliding wardrobes.

En-suite :
w.c., pedestal w.h.b., shower, fully tiled floor and walls.

Landing :
With electric velux.

Hotpress :
Shelved.

Bathroom :
Bath with shower attachment, pump shower, w.c., w.h.b., fully tiled floor and walls.

Bedroom 1 : 5.05m x 2.80m
With laminate floor and built-in mirrored sliding wardrobes.

En-Suite 2 : 2.50m x 3.60m
With vanity w.h.b., w.c., heated towel rail, electric shower, fully tiled floor and walls.

Bedroom 2 : 4.35m x 4.00m
With laminate floor and range of built-in wardrobes.

Bedroom 3 : 4.60m x 3.35m
With laminate floor, built-in wardrobes and fitted study desk.

Attic Room : 5.83m x 3.26m
With laminate floor, built-in wardrobes and fitted study desk.

OUTSIDE:

Approached by a recessed entrance through electric gates to a tarmacadam drive which proceeds to the side and rear of the house. The site stands on c. 1/2 acre of manicured landscaped gardens with trees, shrubs, flower bed, all enclosed by hedges offering a quiet oasis. There is a detached garage (5.1m x 3.4m) with roller door and electricity. To the rear of the garage is a metal garden shed (4.92m x 2.85m). To the rear of the garden is a metal tool shed. The rear of the house has a granite paved patio area with stone walls surround and south facing in orientation. There is a also a polytunnel, outside socket and outside tap.

SERVICES:

Mains water, septic tank drainage, refuse collection, oil-fired central heating, alarm and Fibre broadband.

BER: B3

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