

Residential

Coonan
PROPERTY



Woodgate Lodge, Foxcovert Lane, Kilteel, Co. Kildare

- Immaculate five-bedroom detached residence with natural stone cladding extending to approx. 235sq m
- This home is presented in a 'turnkey' condition with features such as bespoke kitchen, partial underfloor heating, sash windows, custom built fireplaces, wood panelling, polished travertine, marble granite floor and worktops
- Approached by electric gates, this property sits on 0.51 acres integrating naturally into the scenic landscape with materials such as stone walls, piers, lawn, wood panel fencing gravel drive and a stone clad garage extending 44 sq m
- This Property is located in the picturesque village of Kilteel, located on the Dublin/Kildare border, between N7 and N81, approximately c.7km from Rathcoole, c. 12km from Naas and c.22km from Dublin city centre
- Local amenities within walking distance including pub, community hall and church, its short drive to local schools within Rathmore, Kill and Rathcoole. The area also offers an abundance of sporting facilities with GAA, rugby clubs, equestrian centres and golf clubs
- Excellent connectivity as the property is within 12km to nearest Luas stop (Citywest) and a short drive to access N7/N81

5 bedroom
Detached
approx. 235sq m

Guide Price:
€725,000

Private Treaty

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Entrance Driveway

Approached by electric wood panel gates, stone wall and pier with Granite caps. Gravel drive with lawn, edging and wood panel surround.

Entrance Hallway

2.8m x 4.33

Solid wood door with decorative glass panelling, polished stone tile floor, cornicing, recessed lights, alarm, blinds, wood panelling and coving.

Reception Hallway

1.41m x 3.96m

Stone tile polished floor, decorative cornicing centre piece, under stair utility press and recessed lights.



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Living Room

4.5m x 7.35m

Natural feature marble fireplace with cast iron insert, high ceiling, engineered semi solid floor, chandelier, recessed lights cornicing, integrated book shelves, t.v. point, cast iron radiators and sash windows.



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Kitchen/Dining Room 4.83m x 9.17m

Bespoke kitchen with handcrafted solid wood wall and floor units, granite worktop, Belfast sink, island with granite worktop, integrated dishwasher, Range Falcon oven with gas hob, splash back decorative tiles, integrated microwave, integrated coffee machine, integrated fridge, natural stone tiled flooring, recessed lights, centre piece dining light, cornicing and double door leading to sun room.



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Sun Room

4.29m x 4.75m

Engineered semi solid floor, chandelier, recessed lights and French double doors leading to patio area.

Utility Room

2.65m x 2.31m

Plumbed for washing machine, rear door access, shelving and heat controls.



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Bedroom 4	4.83m x 9.17m	Engineer semi solid flooring, custom built feature fireplace, recessed lights and cornicing,
Bedroom 5	3.86m x 3.84m	Semi solid flooring, recessed lights, cornicing and sash windows.
Bathroom	3.2m x 3.25m	Polished travertine tiled floor, free standing claw foot bath tub, power shower, w.c., w.h.b., splashback tiles, wood panelling, recessed lights and cornicing.



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1st FLOOR:

Landing	3.8m x 3m	Carpet runner, solid wood staircase and decorative coving.
Master Bedroom	6.3m x 5.13m	Semi solid flooring, recessed lights and sash window.
Walk in wardrobe	1.42m x 2.64m	Recessed lights, rails and shelving.



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Bedroom 2

4m x 4.13m

Semi solid flooring, recessed lights, Annex window and t.v. point.

Bedroom 3

3.49m x 3.53m

Semi solid flooring, recessed lights, Velux window and sash window

Bathroom

2.62m x 2.4m

Travertine tiles, shower cubicle with power shower, w.c., w.h.b., Velux window and recessed lights.





Garage used
as studio

**9.14m x 5.33m +
(3.84m x 6.27m)**

Stone clad finish with roller shutter doors, fully alarmed and storage area.

Outside grounds

West facing patio area with integrated seating area, mature planting, lawn, tarmacadam drive and parking area to rear.

Services:

Under floor heating (in some rooms)
Zoned heating system
Oil fired central heating
Private well
Bio cycle

Items Included in sale:

Integrated dishwasher, Range Falcon oven with gas hob, integrated microwave, integrated coffee machine, integrated fridge and curtains.

Additional Information:

West facing rear patio area
Mature trees & Shrubs
Tarmacadam to rear
Panelled fencing
Sash windows throughout
Solid oak doors and architraves
Brass knobs throughout
Thermostat heating system
Zoned heating system
Granite window stills
Granite capping
Hardwood fascia & soffits
Surround sound system
CCTV system

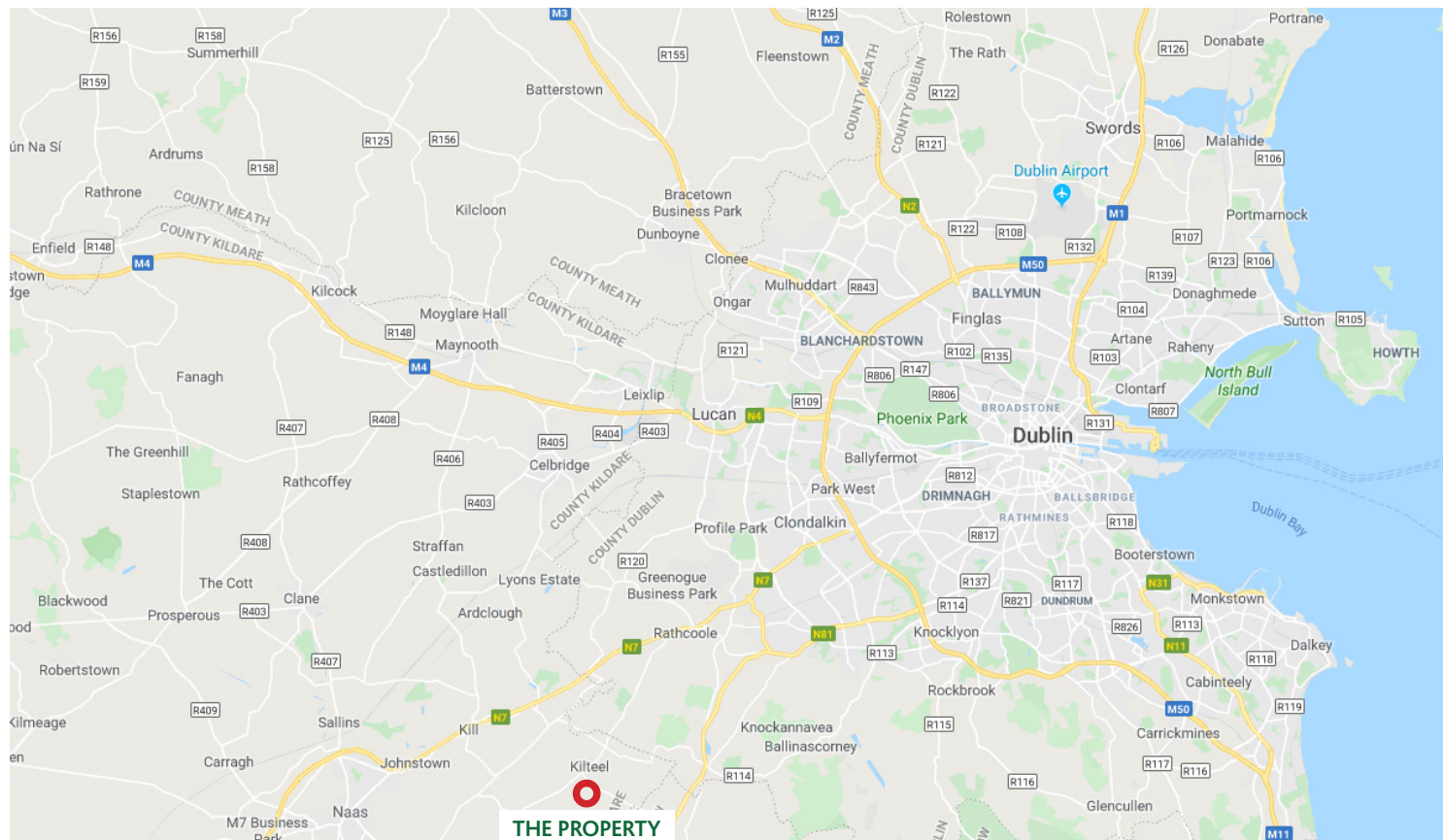
Floor Plans

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Directions

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Directions:

Eircode
W91 XNK0

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Contact Information:

Sales Person
Jill Wright
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VIEWING

By prior appointment at any reasonable hour.

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