

Residential

Coonan
PROPERTY



'Samphire' 7 Stephenstown Lawns, Two Mile House, Naas, Co. Kildare

- Exceptional A2 rated detached residence extending to approx. 353 sq.m (3,799 sq.ft) sitting on approx. 0.98 acres
- Accommodation comprises of entrance hallway, living room, kitchen/dining room, study/bedroom, guest bathroom, utility, family room, four bedrooms with ensuites, walk in wardrobe and detached garage
- Awash with natural light the strategically placed feature windows and high ceiling compliment the spacious well-proportioned rooms
- Finished to an excellent standard with bespoke carpentry (all bedroom, bathroom and living room and sitting room carpentry by Kevin Kelly Designs, detailed architrave and skirting, wall panels (Kevin Kelly Designs), integrated shelving and cabinets, custom built kitchen (Shalford Interiors Kitchen and Glassware cabinet), hardwood floors and feature double sided stove fireplace. Home was designed by Elaine Mackenzie of Number 10 Interiors
- Underfloor heating upstairs and downstairs plus concrete floors upstairs

4 bedroom detached
residence extending
to approx. 353 sq.m
(3,799 sq.ft)

Price in Excess:

€1,100,000

Private Treaty

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Entrance Hall	6m x 5.15m	Impressive entrance hallway with porcelain tiled floor, feature hardwood staircase with carpet run, alarm panel, wall panelling, integrated closets with shelving, which includes the security camera monitor), drawers and additional storage, downlighting and additional sockets.
Living Room	5m x 6.57m	Feature inset stove with quartz surround, bespoke integrated cabinets and shelving , carpet flooring, tv point, coving and additional sockets.
Study/Bedroom	5m x 3.99m	Hardwood flooring, integrated shelving units and cabinets, additional sockets.
Guest Bathroom	3.84m x 1.84m	Porcelain tiled floor, double shower tray with power shower and mosaic decorative tile, heated towel rails, wash hand basin with soft close cabinets units, w.c.
Kitchen/Dining Room	4.75m x 10.45m	Custom built kitchen with soft close drawers, island with integrated cabinets units and stainless steel sink, quartz countertop, breakfast bar, electric hob(convection hob), double oven, integrated microwave, refrigerator downlighting, decorative coving and cornicing, ample dining area, double sided stove shared with family room.
Utility	2.36m x 3.4m	Porcelain tiled floor, cupboard and countertop space, stainless steel sink, splashback tiles, plumbed for washing machine, door to rear garden.
Family/Lounge Room	4.6m x 6.4m	Hardwood flooring, feature roof light window with sliding doors leading granite patio area to enjoy the south east facing aspect, double sided stove shared with kitchen . Additional floor sockets.



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Lounge	5.88m x 5.16m	Hardwood staircase with carpet run, panelled walls, feature roof light and porthole window overlooking front garden, additional sockets, hotpress.
Master Bedroom	5.15m x 4.88m	Carpet flooring, additional power points, walk in wardrobe
Master Walk in Wardrobe	4.65m x 2.91m	Carpet flooring, integrated roller drawers, fitted wardrobes with insert lighting and shelving . Access to floored attic from walk in wardrobe..
Master Ensuite	3m x 3.45m	Porcelain tile finish, deep free standing bathtub, his/her wash hand basin with soft close drawers, w.c., integrated mirror and lighting, heated towel rails, inset integrated shelving, mosaic tile feature in shower cubicle with electric shower.



Accommodation

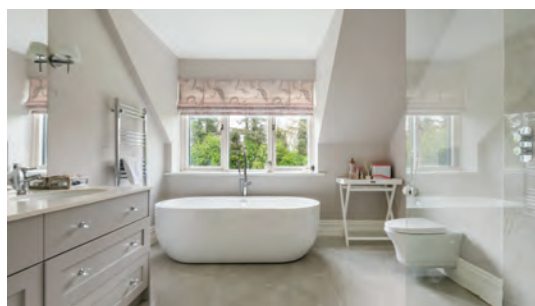
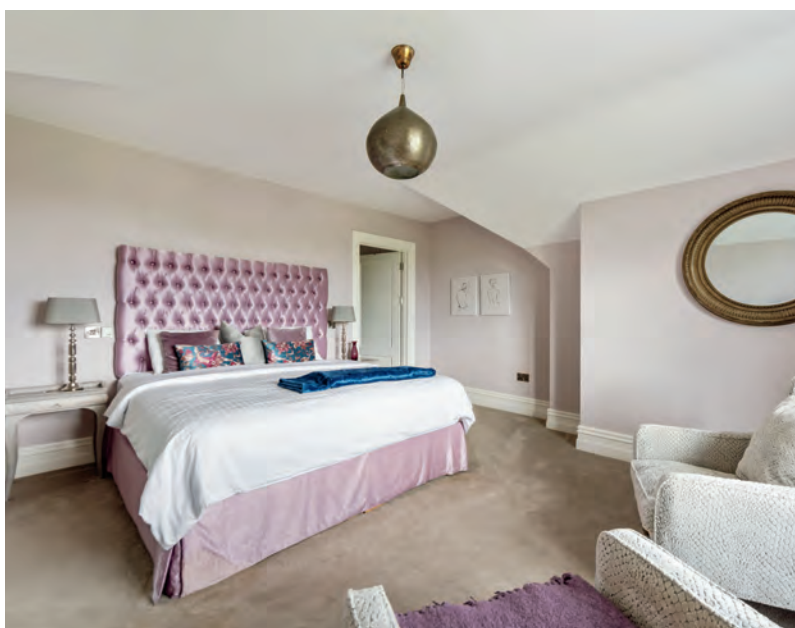
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Bedrom 2	5m x 4.47m	Integrated wardrobes with soft close drawers, integrated shelving units, additional sockets, TV point.
Ensuite	2m x 2.23m	Porcelain tile finish, double shower tray, inset shelving unit in shower, w.c., w.h.b. with integrated mirror and lighting, heated towel rail.
Bedroom 3	5.15m x 4.24m	Carpet flooring, integrated shelving, integrated wardrobes with soft close drawers, additional sockets, TV point.
Ensuite	2m x 1.94m	Porcelain tile finish, double shower tray, heated towel rail, w.c., w.h.b with integrated cabinets and lighting, Velux window
Bedroom 4	3.73m x 5.18m	Integrated shelving, integrated study desk, fitted wardrobes, additional sockets
Ensuite	3.52m x 2.92m	Double shower tray with tile surround, heated towel rail, w.c., w.h.b. with integrated cabintets with soft close drawers.



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Location:

This is an ideal location to raise a family and easily accessible to the surrounding towns of Naas 3.5 miles, Kilcullen 3.5 miles and Newbridge 6 miles offering a wealth of facilities including schools, pubs, restaurants and superb shopping outlets.

Garage

5m x 5.5m

Block built garage with French doors and wired for electricity. All water tanks for the house are in the garage.

Garden

Approached with cobble lock entrance, gated with wall surround, granite capping and loose stone chipping drive. South east facing granite patio area with lawn surround, mature hedging and stud rails.

Robot lawnmower.

Additional Information:

Heat recovery system throughout (air to water system).

Electric underfloor heating throughout.

Services:

Fixtures and fittings (not all light fittings)

Window dressings

Double oven

Neff electric hob



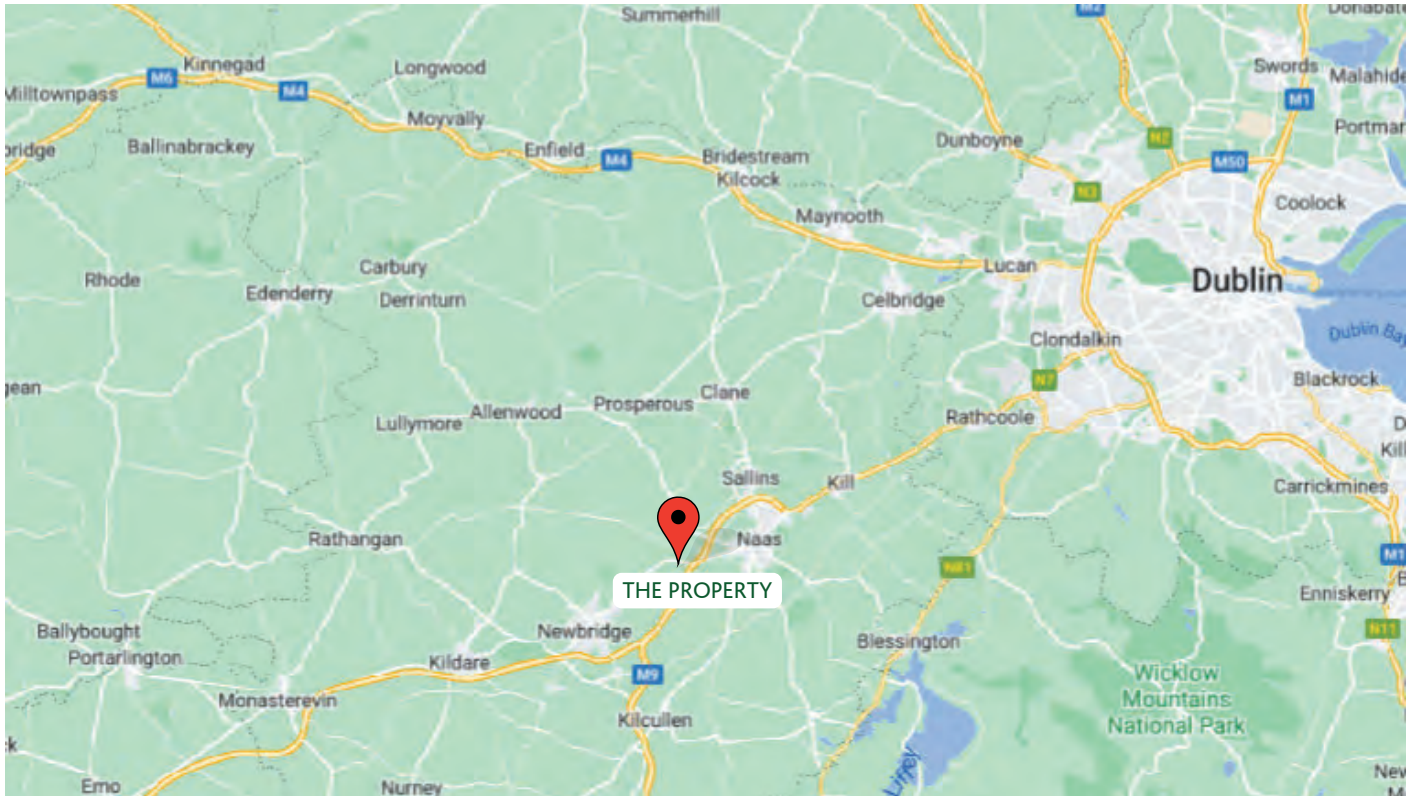
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Directions

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Directions

W91 X7N0

BER

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Viewing

By prior appointment at any reasonable hour.

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