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DAPHNE KAYE
& ASSOCIATES



Kildarick,
Old Rathmichael,
Rathmichael,
Dublin 18



“Contemporary detached 5 bedroom residence on c. 1.13 acres with a dedicated site area of c. 1/2 acre to construct an additional residence subject to Planning Permission.”

Kildarick, Old Rathmichael, Rathmichael, Dublin 18



Standing on magnificent grounds of c. 1.13 acres in the heart of Rathmichael, "Kildarick" is a modern detached 5 bedroom residence of distinction. Nestling behind a glade of mature trees and set well back from the road, the sweeping driveway gives access to this wonderful tranquil setting, enjoying a totally private aspect.

Modernised and totally redesigned in a highly contemporary fashion, this stylish residence has been carefully transformed to provide free flowing open plan accommodation extending to c. 320 sq.m (3,500 sq.ft) over 2 floor levels. Appointed to an exacting high specification throughout, the exceedingly bright interiors are designed led to maximise the benefits of natural light and views of the exterior.

Outdoor living is adequately catered for by the magnificent and rather unique "Outdoor Entertaining Lounge" specifically designed to enjoy an all day sunny aspect. The grounds are a particular feature of this quality family home. Set on c. 1.13 acres, there are rolling lawns, specimen mature trees and shrubs. By special commission, there is a putting green complete with a bunker, designed by European Tour Greens. This wonderful tranquil setting enjoys total privacy and an all day sunny aspect.

SPECIAL FEATURES

- Contemporary designed interiors extending to c. 320 sq.m (3,500 sq.ft)
- 5 double bedrooms (2 en suite)
- Double glazed
- Oil fired central heating (underfloor heating downstairs)
- Electronic gates and CCTV coverage
- Security Alarm
- Exceedingly bright interiors flooded with natural light
- Feature high ceilings and most rooms with either a dual or triple aspect.
- Superbly appointed with a high specification
- Infinity surround sound system
- Cinema room
- Surround Sound System
- Light lighting system
- Large "Outdoor Entertaining Lounge"
- Garage with gardeners w.c.
- Putting green with bunker designed by European Tour Greens
- Dedicated site c. 1/2 acre to construct an additional residence subject to Planning Permission



ACCOMMODATION

Reception Hall:
with tiled floor

Guest Cloakroom:
Contemporary white suite incorporating w.c., and w.h.b in a vanity unit with a mirror. Tiled floor.

Cinema Room: 4.95m x 4.95m (16'3" x 16'3")
Triple aspect. Infinity sound system and a Samsung TV.
Concealed fireplace.

Double doors to Reception Hall.

Family Room: 4.06m x 4.03m (13'4" x 13'3")
Dual aspect. Open fireplace with extensive raised granite hearth.

Opening to:

Dining Room: 5.43m x 3.22m (17'10" x 10'7")
Triple aspect.

Double doors to Reception Hall.

Kitchen/Dining/Breakfast/Family Room:
10.36m x 10.05m (34'0" x 33'0" overall)

Kitchen/Dining/Breakfast room:
10.05m x 4.77m (33'0" x 15'8")
Superb range of high gloss Allmilmo fitted units incorporating a breakfast bar, Whirlpool microwave, Smeg combi oven with warming drawer, integrated Liebherr fridge/freezer, integrated Fisher & Paykel double dishwasher, double sink fitted with waste disposal, Smeg 4 ring ceramic hob and Elica extractor fan. Tiled floor.

Floor to ceiling sliding doors to patio and gardens.
Feature triple height ceiling.

Opening to:

Family Room area: 8.35m x 5.68m (27'5" x 18'8")
Dual aspect. Tiled floor. Modular wall mounted storage units, designed by Bob Bushell. Modular gas fire. TV system.

The Kitchen leads to a walk-in Pantry:

Utility Room:
Excellent range of high gloss units incorporating an integrated Liebherr freezer, a Miele washing machine, Miele dryer and a stainless steel sink unit. Tiled floor.
Door to gardens.

Featured curved staircase to Gallery Landing.

Master Bedroom Suite (1): 4.57m x 4.49m (15'0" x 14'9")
Dual aspect. Floor to ceiling sliding doors to balcony with lovely views of the gardens and the countryside.

Dressing Room: 4.52m x 2.26m (14'10" x 7'5")
Superbly fitted units incorporating a dressing table and an illuminated mirror. 2 illuminated wall mirrors.

Bathroom:
White contemporary suite incorporating a free standing cast iron bath, a power shower, twin pedestal w.h.b.'s, w.c., bidet and wall mounted heated towel rail. Fully tiled walls and floor with feature mosaic tile detailing.

Walk-in Hot Press

Family Bathroom: 3.5m x 3.2m (11'6" x 10'6")
Marble tiled floor and walls with a power shower, a pedestal w.h.b., w.c., illuminated mirror door medicine cabinet and circular heated towel rail.

Bedroom (2): 4.49m x 3.96m (14'9" x 13'0")



maximum measurement.

Double fitted floor to ceiling wardrobes. Dual aspect.

Bedroom (3): 4.03m x 3.81m (13'3" x 12'6")

Dual aspect. Floor to ceiling double fitted wardrobes and shelving.

Bedroom (4): 3.78m x 2.94m (12'5" x 9'8")

Fitted shelving. French doors to balcony.

Bedroom (5): 4.92m x 3.75m (16'2" x 12'4")

Triple aspect. Floor to ceiling fitted wardrobes and desk unit.

Shower room En Suite: 3.83m x 1.11m (12'7" x 3'8")

White contemporary suite incorporating a power shower, w.c., w.h.b. in vanity unit with an illuminated wall mirror and wall mounted heated towel rail. Fully tiled floor and walls.

OUTSIDE

Garage: 20' x 16'6

with electronic up and over door. Tiled floor.

Boiler House:

Gardeners w.c. and w.h.b. Utility room.

BER DETAILS

BER C1

BER No. 109654202

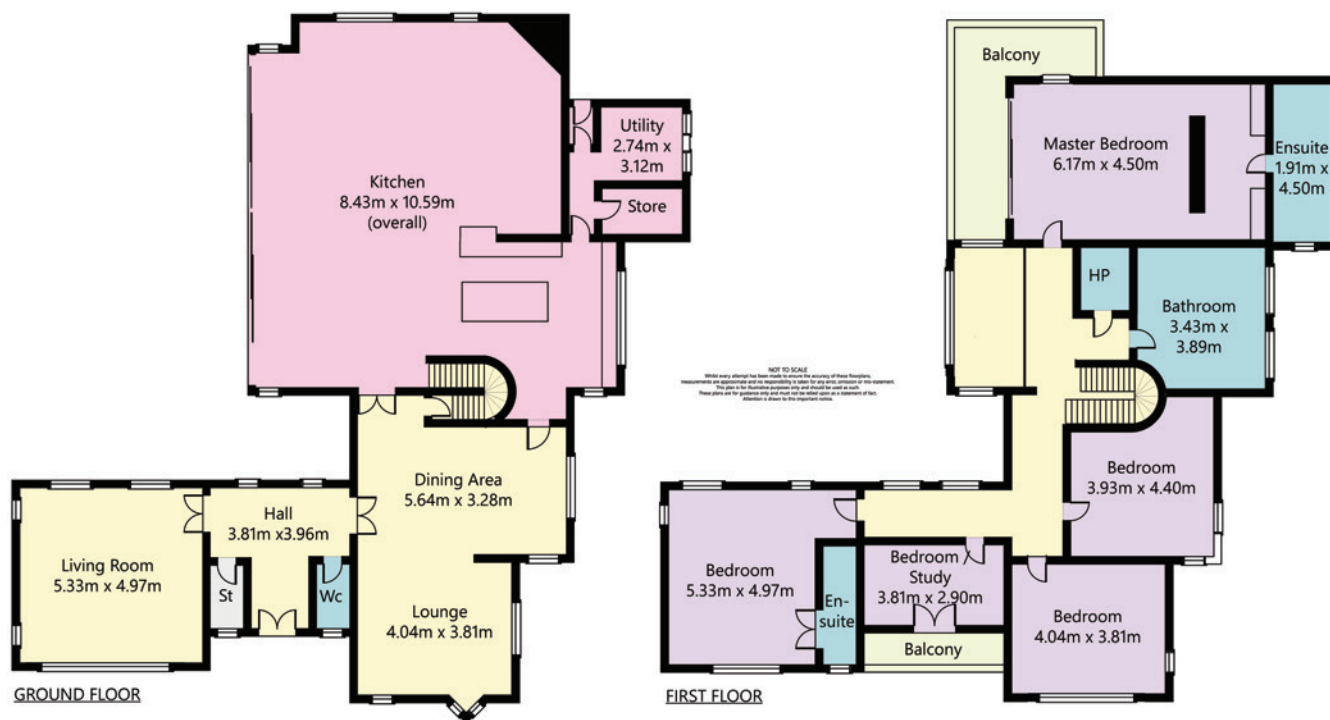
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FLOOR PLANS



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