



**SPACIOUS CIRCA 1,740 SQ.FT. DETACHED RESIDENCE ON C. 0.7 ACRES -  
IDEAL FOR EQUESTRAIN USE RIGHT ON THE CURRAGH**



**Old French Furze Stables, Maddenstown, The Curragh, Co. Kildare**

**GUIDE PRICE: € 350,000**



**PSRA Reg. No. 001536**

## Old French Furze Stables, Maddenstown, The Curragh, Co. Kildare, Ireland

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### FEATURES:

- \* Oil fired central heating
- \* Fronting on to The Curragh
- \* Ideal for equestrian use
- \* Spacious property c. 161.58 sq.m./c. 1740 sq.ft.
- \* c. 0.7 Acre site

### DESCRIPTION:

Old French Furze Stables benefits from a superb location on The Curragh and is ideal for equestrian use with 5 loose boxes and American Barn containing a further 12 boxes along with a lunging ring. The house extends to circa 161.58 sq.m (1,740 sq.ft). It benefits from oil fired central heating, a mix of single glazed and hardwood double glazed windows and is in good condition throughout but could benefit from some modernisation. Accommodation briefly comprises entrance hall, sitting room, kitchen/dining room, utility room, 2 bedrooms and 2 bathrooms on the ground floor. Upstairs; there is a bedroom with en-suite.

### ACCOMMODATION:

Hallway: 8.90m x 1.95m  
Slate floor, brick wall.

Kitchen: 5.90m x 3.70m  
Teak built in eye and ground level presses, slate floor, fridge, sink unit, tiled surround, double oven, hob, extractor, recess lights.

Utility Room: 4.05m x 1.95m

Sitting Room:  
Brick chimney breast, door to rear.

Bedroom 2 4.34m x 3.57m  
Recess lights

Shower Room  
Shower, fully tiled, w.c., w.h.b.

Bedroom 3 4.50m x 3.70m  
Recess lights.

Shower Room:  
Fully tiled, electric shower, w.c., w.h.b.

#### *Upstairs:*

Bedroom 1: 5.24m x 6.66m

En-Suite:  
Jacuzzi bath, attachment, w.c., w.h.b., fully tiled.

### OUTSIDE:

Approached through a private recessed entrance.  
American Barn with 12 boxes.  
5 loose boxes.  
Haybarn.  
Lunging Ring.

### SERVICES:

Mains water, mains sewerage.

### SOLICITOR: TBC

**BER:** E1  
**BER NO:** TBC

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