



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

BER E1

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**

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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