

**FOR SALE**

By Private Treaty



**Hazel Cottage, Two Mile House, Naas, Co. Kildare, W91 DF91**

**GUIDE PRICE: €450,000**



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**BER E2**

**JORDAN** 

## SUPERB 3 BEDROOM DETACHED RESIDENCE ON C. 0.37 ACRE

Jordan Auctioneers are delighted to offer this superb three-bedroom detached residence, set on a mature site extending to approximately 0.37 acres, offering an excellent opportunity in a highly sought-after location.

Ideally positioned on the R448 (Naas to Kilcullen Road), the property enjoys a most convenient setting just 1 km from the village of Two Mile House, and approximately 5 km from both Naas and Kilcullen. Two Mile House itself provides a strong sense of community and offers a range of local amenities including a primary school, church, pub/restaurant, and GAA club, all within easy reach. Naas further enhances the appeal with an extensive selection of boutiques, restaurants, cafés, schools, and major retail outlets including Dunnes Stores, Tesco, Lidl, Aldi, B&Q, Harvey Norman, Currys, Power City, Woodies, and Boots.

The property is approached via a recessed entrance leading to a gravel driveway, with gardens laid out predominantly in lawn and complemented by a paved patio area, mature flower beds, and established shrubs. The entire site is well enclosed by trees and hedging, providing a high degree of privacy. To the rear, there is the added benefit of a garage and separate boiler house.

The residence itself is fitted with PVC double glazed windows and benefits from oil-fired central heating. Internally, the accommodation comprises an entrance hallway leading to a sitting room with fireplace, which opens through to the kitchen at the rear, fitted with built-in units and a solid fuel stove. A rear hall provides access to a shower room and there are three bedrooms.

The property offers excellent potential for further extension, subject to the necessary planning permission, allowing purchasers the opportunity to create a home tailored to their own requirements.

The location benefits from strong transport links, with easy access to the N7 three-lane carriageway and the M9 motorway. Public transport is well catered for, with bus services available in Naas and commuter rail connections from Sallins Station providing direct access to Dublin city centre, including Heuston Station and Grand Canal Dock.

A wide range of sporting and recreational amenities are available locally, including GAA, rugby, soccer, hockey, tennis, athletics, leisure centres, horse riding, and golf, together with renowned racecourses at Punchestown Racecourse, Naas Racecourse, and The Curragh Racecourse.



## Accommodation

### Entrance Hall

with tiled floor.

### Sitting Room (14.83ft x 11.32ft) 4.52m x 3.45m

with fireplace and laminate floor.

### Kitchen (16.96ft x 10.96ft) 5.17m x 3.34m

with oak built-in ground and eye level presses, tiled floor, solid fuel stove (back boiler), hot press, plumbed, s.s. sink unit and tiled surround.



### Back Hall

### Bathroom

w.c., vanity w.h.b., electric shower, fully tiled floor and walls.



### Bedroom 1 (14.76ft x 9.84ft) 4.50m x 3.00m

### Bedroom 2 (11.71ft x 8.07ft) 3.57m x 2.46m

with laminate floor.

### Bedroom 3 (8.37ft x 6.36ft) 2.55m x 1.94m

with laminate floor.



## Features

- PVC double glazed windows
- Mature site extending to c. 0.37 acre
- c. 5km from both Naas and Kilcullen
- Sought-after location
- Recessed entrance to gravel driveway
- Enclosed by trees and hedging
- Separate garage to rear
- Paved patio area along with mature flowers and shrubs
- Strong transport links with easy access to N7 and M9
- Train station in Sallins

## Inclusions

TBC

## Outside

Approached by travel drive to front to garden mainly in lawn with paved patio area, all enclosed by trees and hedges. Garage and boiler house to rear.

## Services

Mains water, septic tank drainage, dual oil-fired/solid fuel central heating, electricity, refuse collection and alarm.

## Negotiator | Liam Hargaden

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## Viewings

Strictly by prior appointment only.



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