



**SUPERB DETACHED 5 BEDROOM RESIDENCE WITH DETACHED GARAGE
ON 0.62 ACRE**

THE ORCHARD, 5 RATHVIEW, RATHMORE, NAAS, CO. KILDARE, W91 TF6V

GUIDE PRICE: € 750,000



PSRA Reg. No. 001536

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FEATURES:

- * PVC double glazed woodgrain windows
- * Solar panels
- * PVC fascia and soffits
- * Large granite patio area
- * Detached garage
- * Generous c. 0.62 Acre site
- * Oil fired central heating
- * Large private west facing rear garden
- * Exceptionally spacious energy efficient home
- * Eligible for "Green Mortgage"
- * Polytunnel with Rain Harvesting System

DESCRIPTION:

"Rathview" is an exclusive development of only 8 detached homes on their own private sites in Rathmore, Co. Kildare just 5km from the M7 Motorway at Kill and 8km from Naas. No. 5 is an energy efficient home and is eligible for the reduced "green mortgage" rate. The residence contains c. 284.25 sq.m. (c. 3,060 sq.ft) of exceptionally spacious accommodation with detached garage and finished to an excellent standard throughout. Set on a private 0.62 acre site accessed by electric gates to tarmacadam drive. This is an ideal family home which offers privacy in a convenient and sought after location.

Local amenities include golf, GAA, rugby, tennis, horse riding, swimming, leisure centres and racing in Naas, Punchestown and The Curragh.

Commuters have the benefit of a good road and rail infrastructure with the N7 3 lane Dual Carriageway only minutes away, bus routes from Johnstown and Kill villages and train available from Sallins direct to the City Centre. Nearby major employers include Kerry Group at Naas, Pfizer and Oral B in Newbridge and Pfizer in Grangecastle. The Citywest Business Campus is also within a short drive.

ACCOMMODATION:

Porch : 2.30m x 1.05m
tiled floor

Hallway : 3.65m x 5.90m
oak floor, cloak closet - shelving, storage closet - shelving.

Sitting Room : 4.85m x 4.85m
oak floor, patio door, polished Sandstone fireplace with insert stove.

Family Room : 4.06m x 3.46m
oak floor.

Bedroom 4 : 3.92m x 4.56m
oak floor.

En-Suite 1 :
Shower, w.c., w.h.b., tiled floor

Kitchen / Breakfast Area : 7.30m x 3.90m
tiled floor, oak built in eye ground and eye level presses, granite worktops and splashback, island unit, sink unit, plumbed, Zanussi hob, extractor, Zanussi electric double oven, double doors to;

Dining Room : 5.28m x 4.30m
oak floor, recess lights, bi folding doors to rear garden.

Utility Room :
s.s. sink unit, plumbed, Oak fitted presses, hot press.

Guest WC :
w.c., w.h.b., tiled floor.

Office : 3.15m x 2.05m
Oak floor, fitted shelving.

Bedroom 5 : 4.25m x 3.25m
Oak floor.

En-Suite 2 :
w.c., w.h.b., shower, fully tiled.

Back Hall :
tiled floor.

UPSTAIRS

Bedroom 2 : 4.85m x 5.93m
with walk-in wardrobe.

En-Suite 3 :
w.c., w.h.b., electric shower, tiled floor.

Bathroom :
bath, pump shower, w.c., w.h.b., fully tiled, partially complete Sauna with all fittings available.

Laundry Room : 3.50m x 2.15m
shelving, wooden floor.

Bedroom 3 : 3.97m x 2.62m
wooden floor.

Bedroom 1 : 5.30m x 5.70m
wooden floor, walk-in wardrobe - shelving and hanging space.

En-Suite 4 :
w.c., 2 vanity w.h.b., presses, pump shower, fully tiled.

OUTSIDE:

Approached by electric gates via a tarmacadam drive to front with gardens to front and rear mainly in lawn, enclosed by trees and hedges with orchard. Large granite patio area. Polytunnel with Rain Harvesting System behind the tunnel. Large, detached garage (7.2m x 3.7m) to rear with up and over door and electricity. Outside tap and socket.

SERVICES:

Mains water, septic tank, refuse collection, Broadband, CCTV cameras, oil fired central heating.

INCLUSIONS:

Blinds, oven, hob, extractor, fridge, lights, washing machine, dryer, curtains (excluding sitting room and dining room curtains), metal shed.

BER: B2 BER NO: 103591798

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