



BUNGALOW & GARAGE ON C. 0.5 ACRE/ 0.202HA.

TWO MILE HOUSE | NAAS | CO. KILDARE | W12 XN57

FOR SALE BY PRIVATE TREATY

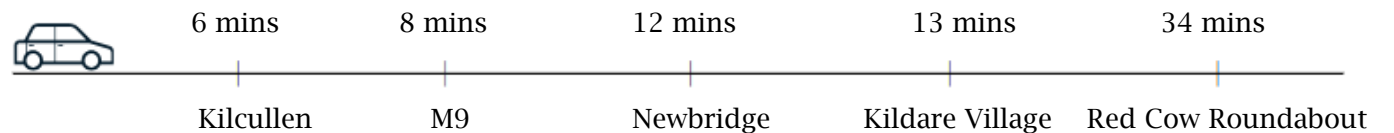
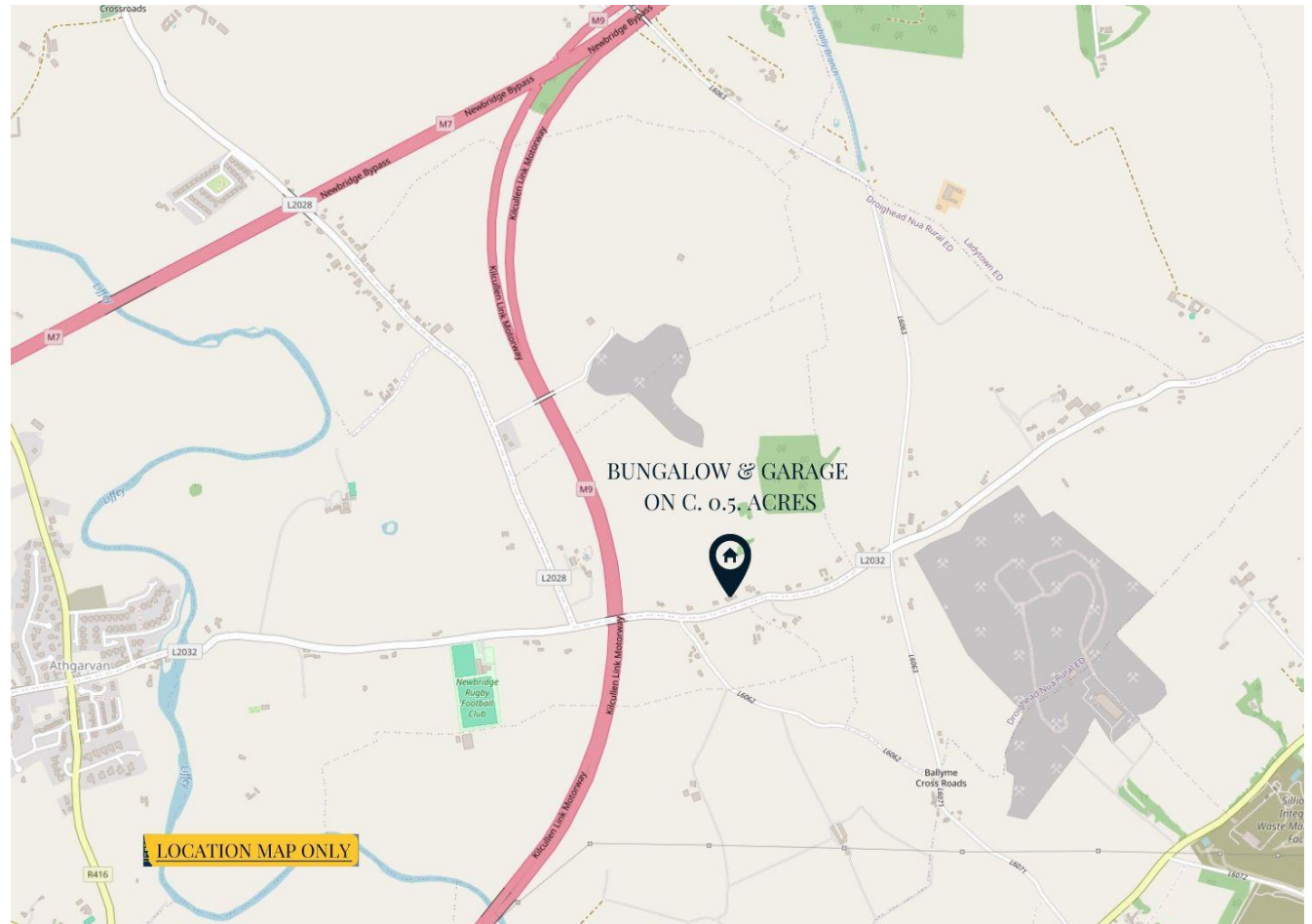
LOCATION

The property is situated a short drive from the well sought-after village environment of Two Mile House, adjacent to the primary school, church, and Brown Bear pub/ restaurant.

This is a perfect location to raise a family, easily accessible to the surrounding towns of Two mile house c. 3.5 kms , Naas c. 11 kms, Kilcullen c. 4.2 kms and Newbridge c. 6 kms, offering a wealth of facilities including schools, pubs, restaurants and superb shopping to include such retailers as Tesco, Lidl, Aldi, B&Q, Harvey Norman, Curry's, Woodies, Dunnes Stores, Penney's, TK Maxx, Newbridge Silverware and the Whitewater Shopping Centre with 75 retail outlets, food court and cinema.

The Kildare Retail Outlet Village is only a 10-minute drive offering designer shopping at discounted prices.

The property is accessible to the both the M9 and M7 Motorways and is less than 35 mins from the Airport.



DESCRIPTION

J P & M Doyle are delighted to bring to the market this fine detached Bungalow on c. 0.5 Acres / 0.202 Hectares, approached via two access gateways to a large wrap around tarmacadam driveway leading up to the residence allowing ample car parking.

The property is set amid manicured landscaped gardens mainly in lawn to the front and to the rear of the property, all enclosed by trees and hedges offering total privacy.

This wonderful home was constructed in c.1998 and extends to c. 2,060 sq. ft / 191.33 sq. m, which offers spacious well-proportioned light-filled accommodation briefly comprises of Entrance Hallway, Livingroom, Study/ Office, Open Plan Kitchen and Breakfast Room, Utility Room, Walk-in Hot-Press Storage, Family TV Room with double doors to the garden, Family Bathroom, Four Bedrooms, two with ensembles.

This is an ideal family home which must be viewed to be appreciated.





ACCOMMODATION

Entrance Hallway	3.73m x 1.78m	Features Hard wood Oak Flooring & ceiling coving.
Corridor	11.28m x 1.10m	Feature Hardwood Oak Flooring, ceiling coving & Attic access via stair stairs.
Study/Office	3.75m x 2.33m	Features Hardwood Oak Flooring.
Livingroom	5.68m x 4.78m	Features Bay Window 2.46m x 0.9m. Black Slate open Fireplace with granite hearth, Hardwood oak Flooring & Ceiling coving.
<i>Kitchen / Breakfast room (Open Plan)</i>		
Kitchen Area	5.45m x 4.70m	Features Fitted Hardwood flooring, wall storage, display cabinet & Breakfast Island units with stainless steel sink, integrated appliances, Dishwasher, Fridge/ Freezer, Electric oven & hob with extractor fan. With Bay window 2.25m x 0.75m. Features Hardwood Oak Flooring.
Breakfast room	3.06m x 2.75m	Feature double door to garden, T.V point, & hardwood oak flooring.
T.V / Family Room	3.90m x 3.58m	Features fitted floor storage unit with stainless sink, gas hob, hardwood oak flooring & door to rear garden.
Utility Room	3.43m x 2.81m	Features fitted storage shelving & pine wood flooring.
Hot-press Storage	2.98m x 1.56m	Feature Wooden flooring.
Bedroom 1	3.51m x 3.44m	Features Wooden flooring, W.C, W.H.B & Shower Tiled Fitted and with electric Mira shower.
En-suite	2.75m x 1.71m	Features Wooden flooring.
Bedroom 2	3.00m x 3.57m	Features Wooden flooring & half tiled walls, W.C, W.H.B, Bidet, Corner Bath.
Family Bathroom	3.42m x 2.42m	"Master Suite" with Bay Window 2.47m x 0.96m. Features Wooden flooring.
Bedroom 3.	4.82m x 3.82m	Feature Wooden flooring, W.C, W.H.B & Shower Tiled and with electric Mira shower.
En-suite	2.57m x 1.20m	Features Wooden flooring & fitted wardrobes.
Bedroom 4.	3.65m x 3.45m	













FEATURES & STORAGE

- Large Detached Garage c.30.75 sq. m / 331 sq. ft.
- Steel Storage Shed c.19.47 sq. m / 208.6 sq. ft.
- Oil fired central heating.
- PVC double glazed windows.
- Alarm & Telephone line.
- Mains water.
- Septic Tank.
- Fitted Kitchen with integrated appliances.
- Fully Plumbed Utility with Gas Hob & Stainless-steel sink.
- Walk in hot-press.
- Hardwood Oak Flooring.
- Stair stairs to attic.



FLOORPLAN

FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE



VIEWING:

By Appointment Only

PRICE REGION:

€650,000

BER: D1 (117376913)

SELLING AGENT:

J.P. & M. Doyle
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