



Coldstream House on C. 1.3 Acres

Steeple View, Rathbane, Killeel, Co. Kildare, W91 YPV4.




6




3



404 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated close to the picturesque village of Killeel, located on the Dublin/Kildare border, between the N7 and N81, c. 5 miles from Rathcoole, c. 7 miles from Naas and c. 16 miles from Dublin City Centre. An abundance of sporting activities are close by, including golf, equestrian pursuits and water activities on the nearby Blessington Lakes. It is conveniently located within walking distance to the local Pub, Church and Community Hall. The Luas stop in Citywest is only a ten-minute drive away.

Blessington: c. 5 miles Naas: c. 7 miles M50 Roundabout: c. 11 miles Dublin: c. 15 miles.

DESCRIPTION:

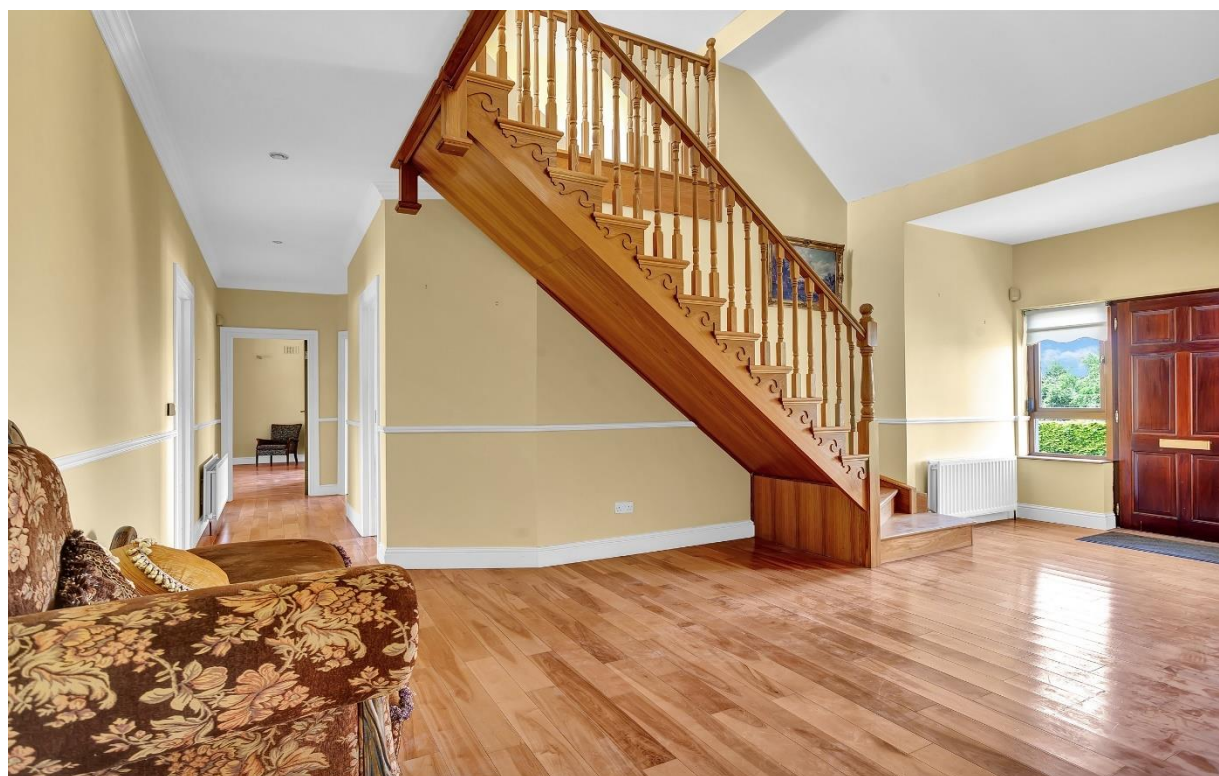
We are delighted to present one of the finest properties to come to the market in Killeel in a very long time. This fantastic, detached residence comes to the market situated on a splendid c. 1.3 acre site. 'Coldstream House' boasts c. 4,090 sq. ft./ 380 Sq. Mts. of light filled living accommodation with stunning picturesque countryside views. The location is next to none, you are mere 10 minutes from Kill and Rathcoole Villages and all they have to offer including wide array of local amenities including schools, shops, Avoca and Rathcoole Park along with a host of bus routes, the N7 & M50 road networks and some of Ireland's best golf courses. Killeel itself is a small charming village and the perfect location for a family home.

The property is finished to the highest of standards and boasts a ---- energy rating with Gas central heating. When entering this truly spectacular family home from the entrance hallway gives access to a Kitchen/ Breakfast Room, utility room, guest w.c. dining room, living room, Family Bathroom, Sun Room Study, Six bedrooms (Five en-suite). To the front, sides and rear the property is bounded by mature lawns and picturesque countryside views. The property has the added bonus of a large Double Garage/ Workshop. The east facing aspect to the rear offers an abundance of sunlight throughout the day. There is a large driveway and ample space to park a number of cars. Viewing is highly advised to appreciate the sheer quality of this magnificent family home.

ACCOMMODATION:

Entrance Hall

With solid wood flooring, feature staircase, vaulted ceiling, cloak room off.



Living Room

3.72m x 3.44m

With feature marble fireplace.

Kitchen / Breakfast Room

6.38m x 3.74m

With modern kitchen units, with peninsula units, tiled flooring, gas cooker & french doors to gardens.



Utility

3.76m x 1.76m

Fully fitted with wc off.

Dining Room

5.93m x 5.04m

With solid wood flooring, feature marble fireplace.



Sunroom

4.39m x 4.05m

With tiled flooring

Drawing Room

6.08m x 5.43m

With solid wood flooring, feature marble fireplace.

Bathroom

3.74m x 2.54m

With bath, WC, bidet, WC fully tiled.



Bedroom 1 / Study 4.03m x 3.78m

Bedroom 2 5.04m x 3.74m

Ensuite 2.7m x 0.95m

Bedroom 3 6.09m x 5.35m

Ensuite 2.72m x 0.95m

With ensuite

With shower, WC, WHB, fully tiled.

With ensuite, built in wardrobes & vanity unit.

With shower, WC, WHB, fully tiled.



Large Open Plan Landing

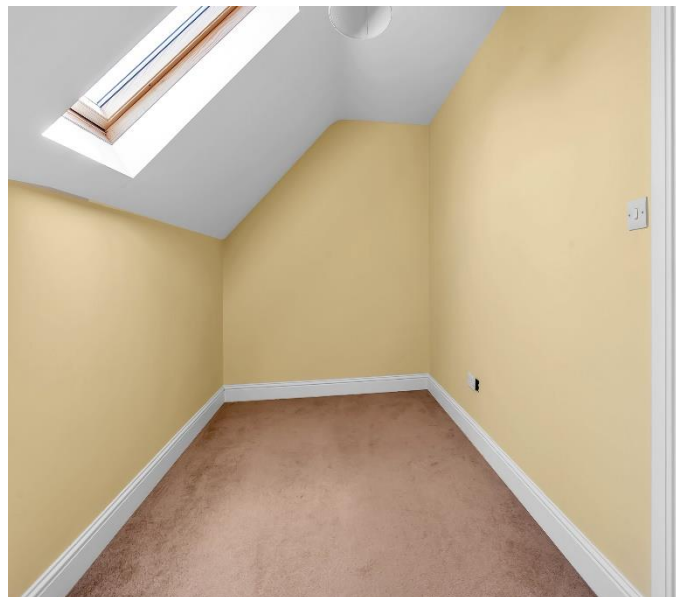
Study	4.79m x 2.31m
Bedroom 4	9.1m x 4.55m
Bedroom 5	5.32m x 4.59m
Ensuite	2.33m x 2.18m
Bedroom 6	4.57m x 3.84m
Ensuite	2.60m x 2.29m

With ensuite & walk in wardrobe.

With ensuite.

With shower, WC, WHB fully tiled.

With shower, WC, WHB, fully tiled.



OUTSIDE:

- Mature Gardens,
- Extensive parking,
- Access via electric gates through Grande entrance.

Detached Garage/ Workshop c. 54 Square Metres.

SERVICES:

- Gas Fired Central Heating,
- Drainage to Septic Tank,
- Well Water.



VIEWING:

BY APPOINTMENT ONLY

BER:

B2

PRICE REGION:

€800,000



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DOYLE

Established. 1952

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