



RESIDENCE & WORKSHOP ON C. 0.65 ACRES

Kilmead View, Kilmead, Co. Kildare, R14 NR71

FOR SALE BY PRIVATE TREATY

Location Map Only



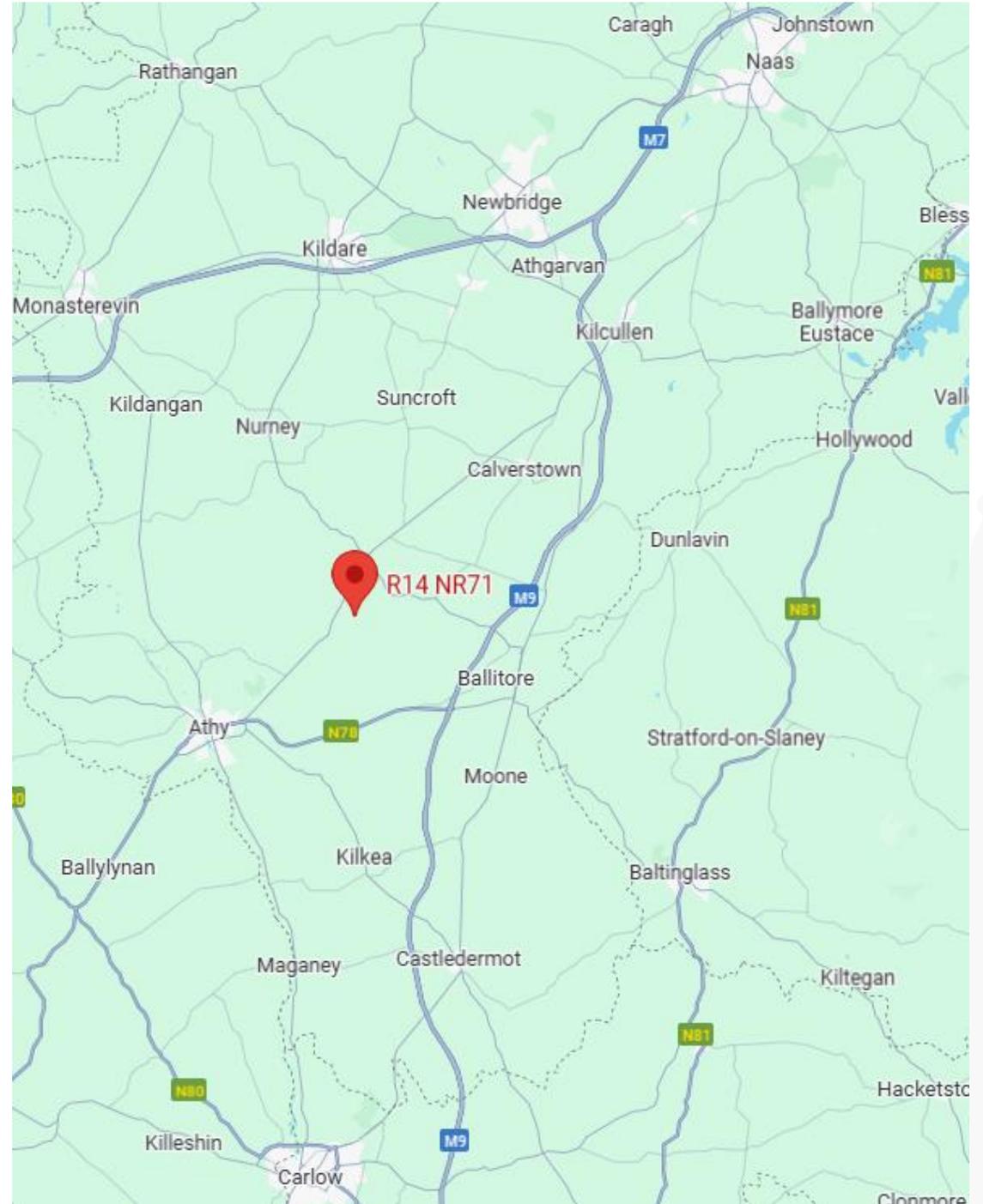
LOCATION

Kilmead View enjoys a prime position in the village of Kilmead, offering the serenity of countryside living with superb access to some of Kildare's most sought-after towns and amenities.

Just 10 minutes away, Kilcullen provides a thriving village atmosphere with popular cafés, excellent schools, boutique shopping, and active community life. A little further afield, Newbridge offers even more, including Whitewater Shopping Centre, cinemas, and a wide variety of restaurants and leisure facilities. Kildare Village—Ireland's premier designer outlet—is just a short drive away, perfect for a stylish day out.

While surrounded by rural charm, Kilmead View remains well-connected. The M9 motorway is easily accessible, making travel to Dublin and beyond fast and convenient. The nearby town of Athy adds further practicality, offering additional shops, services, and a train station with routes toward both Dublin and Waterford.

Combining peaceful village life with excellent accessibility and top-tier amenities, Kilmead View offers an ideal setting for families, commuters, and anyone seeking the best of both worlds in County Kildare.





DESCRIPTION

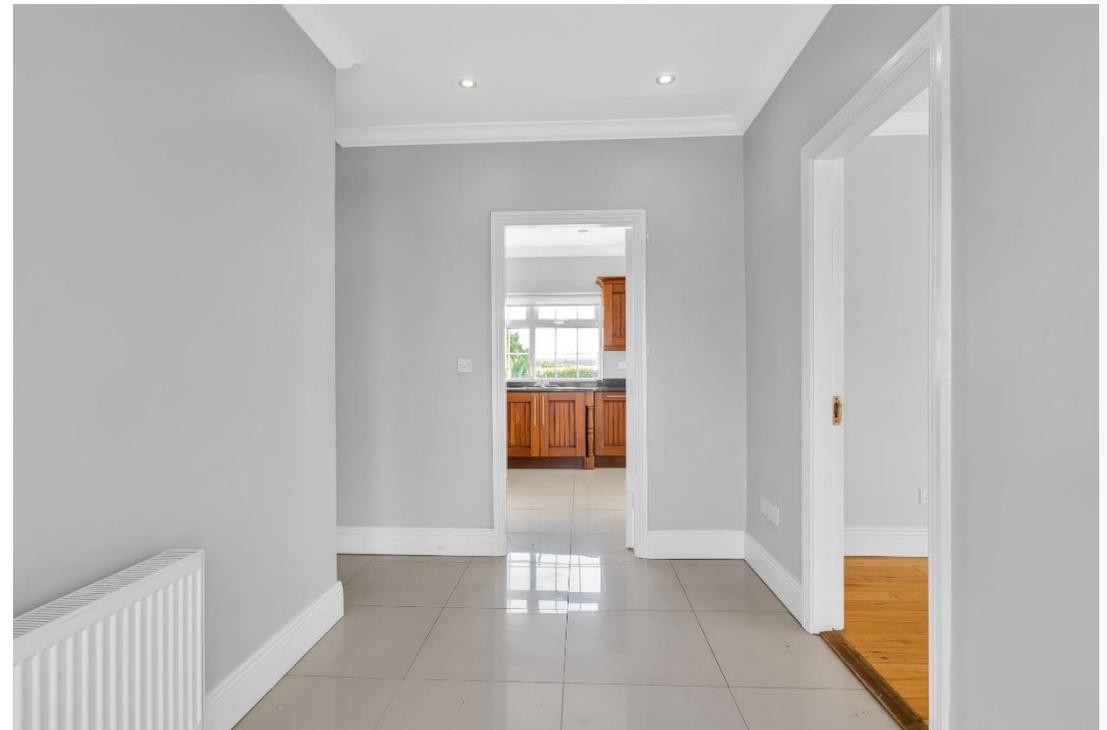
The property comprises of a beautifully presented, detached four-bedroom residence set on a mature and private site extending to approximately 0.65 acres. This well-maintained family home offers spacious, light-filled accommodation and a host of desirable features, both inside and out.

The accommodation comprises a welcoming entrance hall leading to a cosy living room, complete with an open fireplace. The heart of the home is the generously proportioned kitchen/dining room, featuring an inset stove and double doors opening out to a rear patio—perfect for entertaining or relaxing outdoors. A large utility room with guest WC is conveniently located to the rear, offering excellent practicality for everyday living.

There are four double bedrooms, including a master with en-suite. Three of the bedrooms feature built-in wardrobes, providing ample storage. A modern family bathroom serves the remaining bedrooms.

Outside, the property is surrounded by mature gardens with a stone-chip driveway and electric entrance gates, enhancing both privacy and curb appeal. To the rear, a substantial workshop/shed extends to approximately 107m² (1,150 ft²), ideal for a range of uses such as a home business, hobby space, or additional storage.

This is a rare opportunity to acquire a turnkey family home in a peaceful rural setting, with excellent access to nearby towns and commuter routes.















SERVICES:

- Oil Fired Central Heating,
- Septic Tank,
- Well Water.

OUTSIDE:

- Mature Gardens,
- Extensive parking,
- Detached Garage / Workshop





JP&M DOYLE Ltd

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Dublin 6

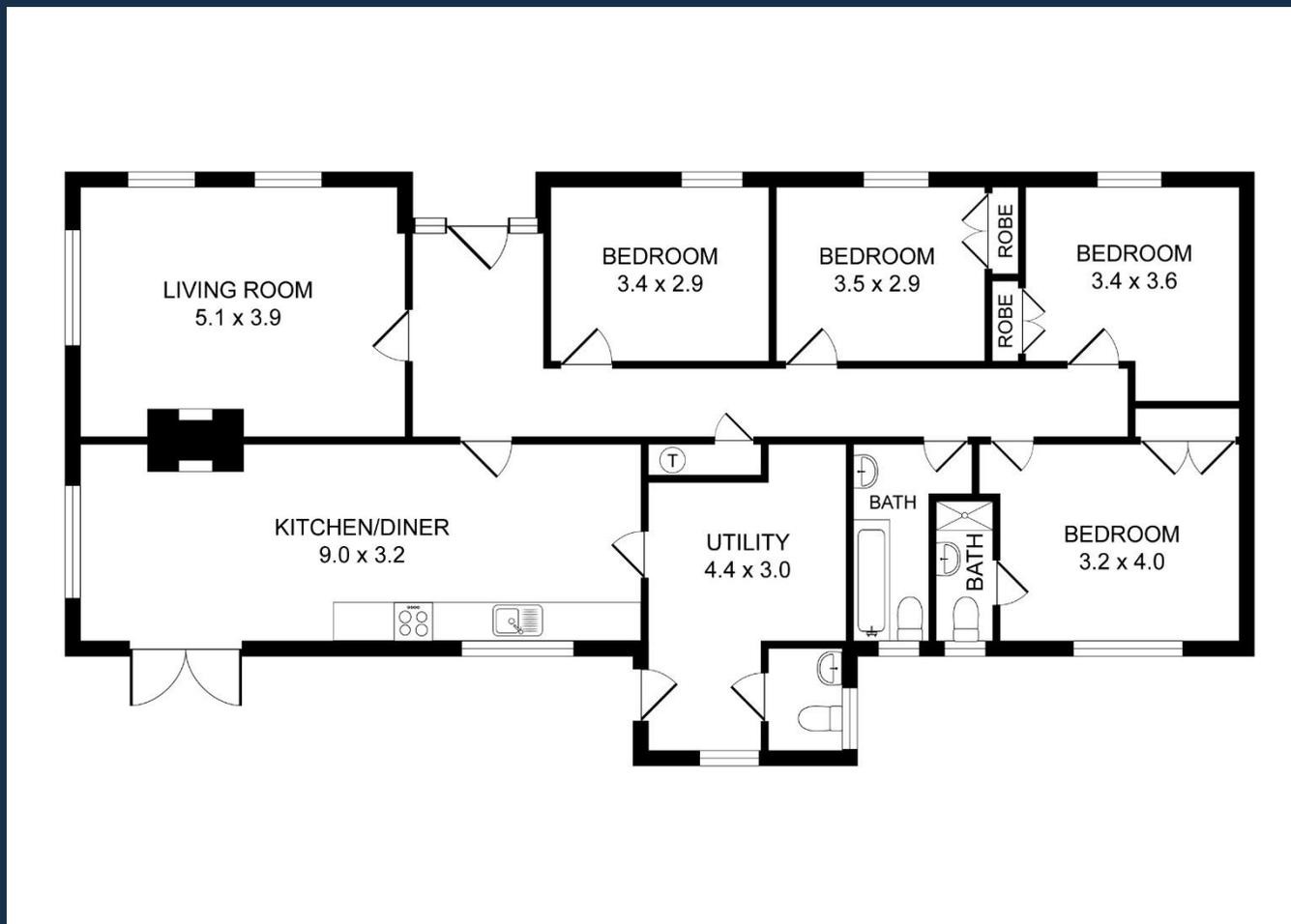
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