



BER B3

MAGNIFICENT DETACHED 2 STOREY RESIDENCE ON C. 6 ACRES

Laurel Lodge, Old Grange, Narraghmore, Kilcullen, Co. Kildare, R14VH67

GUIDE PRICE: € 750,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Laurel Lodge, Old Grange, Narraghmore,
Kilcullen, Co. Kildare, R14VH67**

DESCRIPTION:

Laurel Lodge is a magnificent detached 2 storey family home standing on c. 6 Acres. Approached through a recessed stone entrance with electric gates to a sweeping tarmacadam tree lined avenue leading up to the house. Set amid a mature 6 acre site which has approximately 3 acres of mature gardens to front in lawn with flower beds, trees, paved patio area, workshop, garden shed, all enclosed by mature trees and hedges. To the rear there is approximately 3 acres which has been planted in forestry.

The house was constructed in 1992 and is presented in excellent condition throughout offering spacious light filled accommodation extending to c. 380 sq.m. (c. 4,090 sq.ft.) of ideal family accommodation. Features include oil fired central heating, mostly PVC double glazed windows, electric gates, stone/dashed exterior and wonderful modern fitted kitchen with Italian marble worktops and vaulted ceiling.

Situated in a nice quiet rural setting only 1½ km off the R418 Kilcullen/Athy Road, 13½ km south of the M9 Motorway Access at Kilcullen, providing speedy access to the M50 in approximately 40 minutes.

ACCOMMODATION:

Porch: 3.25m x 1.55m
With tiled floor and double doors leading to

Inner Hall: 5.2m x 4.44m
With recessed lights, wooden floor and double doors leading to

Livingroom: 5.9m x 5.22m
With recessed lights, brick surround fireplace with solid fuel stove

Sittingroom: 6.95m x 5.35m
With coving, mahogany surround fireplace with cast iron and tiled inset

Diningroom: 5.2m x 4m
With recessed lights, oak floor and double doors leading to

Kitchen: 5.5m x 5.5m
With vaulted ceiling, French doors to garden, recessed lights, oak floor, remote control Velux windows with rain sensors, modern navy and cream built in ground and eye level presses, Italian marble worktops and splashback, island unit, Electrolux induction hob, sink unit, upstanding extractor unit, Electrolux integrated dishwasher, larder unit, Electrolux electric double oven

Utility: 3.3m x 3.25m (L-shaped)
Bosch dishwasher, pine built in ground and eye level presses, s.s. sink unit, plumbed, recess lights, tiled floor and surround

Toilet:
w.c., w.h.b., fully tiled floor and walls

UPSTAIRS:

Bedroom 1: 7m x 5.25m
With recessed lights and walk-in wardrobe – shelving and hanging space

Ensuite 1: 5.05m x 2m
With bath, electric shower, vanity w.h.b., w.c. and tiled walls

Bedroom 2: 4.45m x 3.8m
with connection to shower room

Shower Room:
With w.c., w.h.b., pumped shower

Bedroom 3 6.76m x 3.61m
With laminate floor

Bedroom 4: 3.63m x 3.3m
With built in wardrobes

Hot Press:
Shelved with immersion

Bathroom:
w.c., w.h.b., bath with shower attachment and fully tiled floor and walls

Bedroom 5: 4.66m x 3.08m

Back Kitchen: 3.35m x 3.15m
With built in ground and eye level presses, s.s. sink unit, plumbed and larder unit

Study/TV Room: 5.1m x 3.15m
With oak floor

Shower Room:
Electric corner shower, w.c., w.h.b., fully tiled floor and walls

Bedroom 6: 4m x 3.38m
With oak floor







FEATURES:

- * Stone recessed entrance with electric gates.
- * Tarmacadam tree lined lit avenue.
- * Climote three zone heating system.
- * CCTV external security system.
- * Oil fired central heating.
- * Mostly PVC double glazed windows.
- * PVC fascia/soffits
- * Large 91.5 sq.m. workshop with automatic roller door.
- * c. 10 minutes from the M9 Motorway access.

OUTSIDE:

Approached through a stone recessed entrance to a sweeping tarmacadam tree line lit avenue leading up to the house. The property stands on c. 6 acres of which approximately 3 acres is laid out in gardens with lawns, flower beds, trees, paved patio area, all enclosed by trees and hedges. To the rear there is approximately 3 acres which is planted in forestry. Garden shed/fuel store and workshop containing c. 91.5 sq.m. (c. 985 sq.ft.) with automatic roller door, pedestrian access and alarmed. There are outside sockets and outside taps.

SERVICES:

Well water, bio cycle waste treatment system, refuse collection, oil fired central heating, monitored intruder alarm, CCTV security system, climate three zone heating system and back up generator.

INCLUSIONS:

Carpets, curtains, light fittings, 2 dishwashers, oven, hob and extractor.

BER: B3 **BER NO:** 105293682

CONTACT:

Liam Hargaden

M: 086-2569750 T: 045-433550

Email: liam@jordancs.ie





**Edward Street,
Newbridge,
Co. Kildare**

T: 045-433550

www.jordancs.ie



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

© Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.