

Impressive 4 Bed Detached On C.1.13 Acre Site

Broomfield, Moone, Co. Kildare

A.M.V.: €344,950



Dowling Property is delighted to present to the market, this most impressive, 4 bedroom detached property for sale. Built in 2006 to the highest standards using design, flair and imagination which allows us to offer this fine property within striking distance of the city. Accessed via an electric gated entrance with newly laid driveway to a wonderful site that enjoys rolling countryside views. The accommodation extends to c.195 sq.mt. and is tailor made for modern family living as the kitchen, sitting and dining room are open plan. Other features include a large utility room, downstairs bedroom, 2 family bathrooms and a master bedroom complete with en-suite and walk in wardrobe.

The gardens and grounds will benefit those seeking space for animal grazing or market gardening as there is a large separate paddock with independent access. Just a 2 minute drive will find you at the M7/M9 interchange making Dublin Newland's Cross just a 35 minute drive. We firmly believe this home to be one of the finest properties to be offered for sale in recent times and early viewing is advised!!

The accommodation which is spacious and well laid out, briefly consists of entrance hallway, sitting room, kitchen/dining room, utility, family bathroom, lounge and downstairs double bedroom. Upstairs are 3 double bedrooms (master en-suite) and family bathroom.

The property is located just off the M9 motorway with direct access to Dublin. There are ample amenities such as schools, shops, bus service and pubs located close by. Kilcullen, Naas, Newbridge and Athy are all just a short drive away, with Dublin approx. 50 minutes drive.



Accommodation

Entrance Hallway	6.97 x 2.60	Impressive entrance hallway with gallery staircase and vaulted ceiling. Tiled floor.
Family Room	4.00 x 4.28	An open plan family room integrated with the kitchen. Feature bay window. Attractive brick fireplace with cast iron stove. Solid oak floor, recess lights.
Kitchen/Dining Room	7.46 x 4.00	A real highlight of this home is this large kitchen/dining area, all open plan to the family room. Extensive fitted kitchen with integrated oven & hob, plumbed for washing machine, part tiled/wooden floor, double sink, part tiled walls, vaulted ceilings over dining area extending to 517m, with wooden beams and Velux windows. French doors to outside patio.
Utility Room	3.46 x 1.67	A large family friendly utility room. Extensive fitted units, double sink. Tiled floor, door to outside.
Downstairs Bathroom	3.44 x 2.61	Large family bathroom with free standing bath, step in shower, w.c, wash hand basin, fully tiled floor and part tiled walls.
Sitting Room	4.62 x 4.00	A well proportioned sitting room with feature bay window.
Downstairs Bedroom 1	4.62 x 4.00	A versatile room currently being used as a large double bedroom. Would make an ideal playroom.



Upstairs – Landing	3.80 x 1.40	Spacious landing area with gallery staircase. Large double door hotpress.
Master Bedroom	4.57 x 4.01	A wonderful master bedroom with feature dual Velux windows.
En--Suite	2.05 x 1.78	Generous sized en-suite with Triton step in shower, w.c., wash hand basin. Tiled floor, part tiled walls.
Walk In Wardrobe	2.07 x 1.48	A welcome addition to any master bedroom.
Family Bathroom	3.23 x 2.06	Tiled floor and part tiled walls, bath, w.c., wash hand basin.
Bedroom 3 (Rear)	4.02 x 2.95	Double bedroom with Velux window. Commanding countryside views.
Bedroom 4 (Front)	4.01 x 3.70	A double bedroom with 2 feature Velux windows. Wonderful views over the front garden.
Outside		The site extends to c.0.46 hectares (1.137 acres) and enjoys extensive road frontage and 2 separate vehicular entrances. The gardens are laid to lawn and a newly erected rail fence separates from the paddock. Ideal space for animals and "room for a pony". The site enjoys very pleasant countryside views. The house is accessed via an impressive entrance, complete with electric gates onto a newly laid driveway. The original planning permission for the house did have planning for a detached garage.



Features

- * Wonderful c.1.13 Acre Site
- * Impressive Electric Gated Entrance
- * Accommodation Ext. c.195 Mt.Sq.
- * Master Bed En-Suite With Walk In Wardrobe
- * Large Utility Room
- * Open Plan Kitchen/Dining/Sitting Room
- * Large Downstairs Double Bedroom
- * 3 Reception Area's



- * 2 Family Bathrooms - 1 Upstairs/1 Downstairs
- * 3 Reception Area's
- * Oil Fired Central Heating With Wood Stove
- * 4 Double Bedrooms
- * Extensive Lawn Area
- * 2 Vehicular Entrances
- * Large Fenced Paddock
- * Impressive Countryside Views





Viewing: Tel: 045 482189, strictly by prior appointment.

Negotiator: John J Dowling.

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Directions: From Kilcullen proceed out the M9 towards Carlow and take next exit signed Ballitore. At the top of the ramp go right and follow road for Athy. Take 1st left just 500 meters from motorway signed Belan. Continue a short distance and house is on the left.

Disclaimer

The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.