



**SUBSTANTIAL DETACHED C. 4,628 SQ.FT. RESIDENCE  
WITH DOUBLE GARAGE ON C. 1 ACRE**

**Seven Stars, Rathstillagh Upper, Fontstown, Athy, Co. Kildare, R14 V094**

**GUIDE PRICE: € 750,000**

**BER B2**



**PSRA Reg. No. 001536**

## Seven Stars, Rathsillagh Upper, Fontstown, Athy, Co. Kildare, R14 V094

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### FEATURES:

- \* Stone recessed entrance with electric gates.
- \* c. 1 acre site with landscaped gardens.
- \* Large wooden deck with water feature.
- \* Double glazed windows.
- \* Underfloor oil fired central heating.
- \* c. 4,628 sq.ft. (c. 430 sq.m.).
- \* CCTV security system.
- \* Panoramic views of the surrounding countryside.
- \* Walnut fitted kitchen with granite worktops.
- \* Solar panels.
- \* Oak skirtings, architraves and internal doors.
- \* Presented in excellent condition throughout.

### DESCRIPTION:

Seven Stars is a magnificent detached family home standing on c. 1 Acre. Approached through a stone recessed entrance with electric gates to a tarmac drive, the gardens are laid out mainly in lawn enclosed by trees and hedges. To the rear there is a large wooden deck with water feature and tremendous views of the surrounding countryside. Built in 2006 the house contains c. 4,628 sq.ft. (c. 430 sq.m.) of spacious modern light filled accommodation presented in excellent condition throughout with features such as double glazed windows, CCTV security system, oil fired underfloor heating throughout, walnut kitchen with granite worktops, oak skirtings, architraves and internal doors.

Situated in a nice quiet rural setting with tremendous views of the surrounding countryside just off the R418 Kilcullen to Athy Road, 1.8 miles west of Narraghmore Village, c. 6 miles north of Athy, c. 8 miles south of Kilcullen with M9 Motorway Access at Junction 2 and 30 miles south of the M50.

### ACCOMMODATION:

Porch 3.00m x 2.25m  
with marble tiled floor and vaulted ceiling

Entrance Hall 3.90m x 3.00m  
with marble tiled floor and recessed lights

Sitting Room 6.26m x 4.00m  
with semi solid oak floor, wood surround fireplace with granite hearth and gas insert.

Kitchen/Living 8.00m x 4.90m  
tiled/solid oak floor, granite worktops, Walnut built in ground and eye level presses, s.s. sink, electric oven/grill, integrated microwave, 5 ring gas hob, extractor, island unit, freestanding stove with brick surround, vaulted ceiling and sliding doors to wooden deck

Dining Room 4.00m x 3.65m  
with solid oak floor and sliding doors to wooden deck

Utility Room  
tiled floor, Belfast sink, granite worktops, built in ground and eye level presses and hot press

Bathroom 3.76m x 2.87m  
2 x w.h.b., Jacuzzi bath, integrated TV, recessed lights, heated towel rail, shower and fully tiled floor and walls

Bedroom 1 5.50m x 7.30m  
(including walk through wardrobe and ensuite), semi solid oak floor, recessed lights, walk through wardrobe with solid oak floor, built in dressing table, fitted presses, recessed lights.

En-Suite 1  
2 x w.h.b., w.c., jet shower, recessed lights, fully tiled floor and walls

Bedroom 2 5.40m x 5.20m  
with solid walnut floor and walk-in wardrobe with fitted shelving, drawers and fitted dressing table, sliding doors to deck.

En-Suite 2  
free standing bath, w.c., w.h.b., fully tiled floor and walls

Bedroom 3 4.20m x 3.30m  
with semi solid oak floor

En-Suite 3  
w.c., w.h.b., jet shower, tiled floor and surround

Bedroom 4 4.20m x 3.30m  
with semi solid oak floor and built in wardrobe

En-Suite 4  
w.c., w.h.b., jet shower, tiled floor and surround

Bedroom 5 4m x 3.40m  
with semi solid oak floor

Office 4.20m x 4.20m  
with solid walnut floor and fitted presses

Family Room 4.20m x 2.35m  
with solid walnut floor

Guest WC  
w.c., vanity w.h.b., marble tiled floor

Back Hall  
marble tiled floor

Garage 6.90m x 6.50m  
double garage with electric up and over doors

### UPSTAIRS

Landing  
Semi solid oak floor

Games Room 7.30m x 4.80m  
with semi solid oak floor, fitted bar with granite worktop and 2 x velux windows

Study 3.14m x 3.14m  
with semi solid oak floor

Attic Space 18.88m x 2.85m  
Floored





## OUTSIDE:

Approached through a recessed stone entrance with electric gates to a tarmacadam drive standing on c. 1 acre mainly in lawn enclosed by trees and hedges. There is a raised wooden deck to the rear with water feature. Outside taps and sockets.

## SERVICES:

Mains water, puraflo waste water treatment system, refuse collection, oil fired underfloor heating, CCTV security system, solar panels, alarm and broadband.

## INCLUSIONS:

TBC

## SOLICITOR:

Kearney Roche & McGuinn  
9 The Parade  
Kilkenny  
Co. Kilkenny

**BER:** B2

**BER NO:** 115377889

## CONTACT:

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