

**FOR SALE BY PRIVATE TREATY**



**DETACHED 4 BEDROOM RESIDENCE ON C. 1 ACRE**

**6 RATHVIEW,  
RATHMORE,  
NAAS,  
CO. KILDARE.**

**GUIDE PRICE: €550,000**



## DESCRIPTION

“Rathview” is an exclusive small residential development of 8 detached houses on large sites in a cul-de-sac with large green area. Rathmore is a sought after enclave of houses 5 miles east of Naas, 3 ½ miles Kill, 4 ½ miles from the N7 Junction 6 at Castlewarden and 3 miles from the N81 Dublin/Blessington Road. Approached by a gravel drive with gardens mainly in lawn enclosed by trees and hedges with detached garden shed and paved patio area. Built c.1996 containing c. 257 sq. m. (c. 2,766 sq. ft.) of spacious accommodation with PVC double glazed windows, oil heating, dashed exterior, stove and sunroom. Local amenities include rugby, GAA, hockey, tennis, golf, leisure centres, horse riding and racing in Naas, Punchestown and the Curragh. Commuters have the benefit of a good road and rail infrastructure with the N7 3 lane dual carriageway only minutes away, bus route from Johnstown or Kill and train from Sallins direct to City Centre.



## ACCOMMODATION:

Entrance Hall:	6.15m x 2.44m	With laminate floor and coving.
Sittingroom:	6.64m x 4.96m	With oak floor, coving and fireplace.
Kitchen:	6.05m x 4.92m	With coving, recessed lights, cream built-in ground and eye level presses, French doors to garden, tiled floor, Island unit, extractor and double doors leading to
Livingroom:	6.66m x 5.05m	With coving, recessed lights, solid fuel stove, oak floor and double doors leading to
Sunroom:	5.2m x 3.66m	With recessed lights, tiled floor, wood paneled ceiling and French doors to garden.
Utility	4.04m x 3.44m	With s.s. sink unit, plumbed, fitted presses and tiled floor.
Including showerroom:		
Showerroom:		With w.c., w.h.b., shower, wood paneled surround and tiled floor.
Bedroom 4:	3.47m x 2.44m	With coving.





## ACCOMMODATION CONT/D:

### *Upstairs:*

Bedroom 1:	5.38m x 4.89m	With eaves storage space, wooden floor and built-in wardrobe.
Ensuite:		With w.c., w.h.b., shower, fully tiled floor and walls.
Bedroom 2:	4.54m x 3.43m	With eaves storage space.
Bathroom:	3.65m x 2.37m	With shower, w.c., w.h.b., corner bath, heated towel rail, fully tiled floor and walls.
Walk-in Hotpress:		Shelved with immersion.
Bedroom 3:	3.51m x 2.9m	With laminate floor.
Office/Study:	5.28m x 2.48m	With eaves storage and built-in presses.



## SPECIAL FEATURES

- C. 257 sq. m (c. 2,766 sq. ft.)
- Large c.1 Acre site.
- PVC double glazed windows.
- Oil fired central heating.
- Small development of 8 houses.
- Excellent sought after location.
- Easy access to good road and rail infrastructure.
- 5 miles Naas, 3 ½ miles Kill.



## SERVICES:

Mains water, septic tank drainage, oil heating, electricity and alarm.

## INCLUSIONS: TBC

Carpets, curtains, light fittings, fridge, freezer, blinds, dishwasher, washing machine and range cooker.

## OUTSIDE:

Approached by a gravel drive with gardens laid out mainly in lawn enclosed by trees with paved patio area. Separate detached garden shed (5.88m x 3.85).

**SOLICITOR:** P.J. O'Reilly, Dame Street, Dublin 2

**GUIDE PRICE:** €550,000

**BER:** C3 NO: 104304019

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**



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