

FOR SALE BY PRIVATE TREATY



**SUBSTANTIAL DETACHED C. 3,400 SQ.FT.
DORMER RESIDENCE ON C. 1 ACRE MATURE TIMBERED SITE**

**“COPPERFIELD HOUSE”,
JIGGINSTOWN
NAAS,
CO. KILDARE.**

GUIDE PRICE: €695,000

DESCRIPTION:

“Copperfield House” is approached by a recessed entrance through electric gates to a gravel drive with gardens laid out mainly in lawns enclosed by trees and hedges offering a private secluded setting. The mature gardens are a feature of the property which also has the benefit of a tarmac enclosed tennis court, detached garage with office and fronts onto the Canal. Built c. 1991 extending to c. 3,400 sq.ft. of spacious family living accommodation with PVC double glazed windows, oil fired central heating, oak fitted kitchen and solid fuel store.

Situated in a much sought after location on the Newbridge Road out of Naas only a short drive from the M7 Motorway access at Junction 10 providing a speedy access to the Capital, along with the bus route on the Newbridge Road and commuter rail service from Sallins direct to City Centre. Naas has a wealth of amenities closeby with good restaurants and pubs, shopping including Kalu, Harvey Norman, Currys, Power City, B & Q, Woodies, Tesco, Supervalu, Argos, Boots, Aldi, Lidl and Heaton's to name but a few. Local sporting activities include GAA, tennis, rugby, hockey, soccer, golf, racing and leisure centres.



ACCOMMODATION:

Entrance Hall:	16.3m x 2.25m	With coving, recessed lights, double doors leading to
Sittingroom:	4.42m x 6.11m	Wall lights, sliding patio doors to rear garden, coving, gas fire and wood surround fireplace with cast iron and tiled inset
Livingroom:	4.28m x 3.94m	With oak floor, brick fireplace, stove, coving and double doors leading to
Kitchen:	3.6m x 3.6m	With oak built in ground and eye level presses, tiled floor, s.s. sink unit, plumbed, coving and tiled surround
Diningroom:	4.42m x 2.8m	With oak floor, coving and sliding patio doors to wooden deck.
Utility:		Plumbed, s.s. sink unit, tiled floor, fitted oak presses and tiled surround
Familyroom:	5.78m x 4.25m	With coving and double doors from kitchen
Toilet		w.c., w.h.b.



ACCOMMODATION CONT/D:

Cloak Closet

Bedroom 1: 4.54m x 4.08m

With coving

Ensuite:

Shower, w.c., w.h.b., tiled floor

Bedroom 2: 3.06m x 3.02m

With built in wardrobes

Hot Press:

Shelved with immersion

Cloak closet:

Bedroom 3: 3.69m x 3.63m

With built in wardrobes

Bathroom:

w.c., w.h.b., bidet, bath with shower attachment, tiled floor and surround

Bedroom 4: 3.4m x 3.06m

With built in wardrobes.

UPSTAIRS:

Large Landing 15.52m x 3.12m

Bedroom 5: 5.86m x 3.13m

With built in wardrobes and eave access

Bathroom

w.c., w.h.b., electric shower, bath, tiled floor and surround

Bedroom 6: 3.85m x 3.1m

With eave access

Bedroom 7: 4.98m x 3.2m

With built in wardrobes and shelving

Office/Study: 2.8m x 4m



SPECIAL FEATURES

- Excellent location close to Naas.
- Mature landscaped gardens.
- Tarmacadam tennis court.
- Oil fired central heating.
- PVC double glazed windows.
- C. 3,400 sq.ft.
- Detached garage with adjoining office.
- 1 mile from Naas Town Centre.
- Close to train, bus and motorway.
- 5G Broadband.



OUTSIDE:

Approached by a recessed entrance through electric gates to a gravel driveway, a main feature of the property is its mature gardens laid out mainly in lawn, enclosed by mature trees and hedges. To the rear of the residence is a tarmacadam enclosed tennis court. To the side is a detached garage 6m x 5.8m with adjoining office 5.8m x 2.75m. At the rear of the property the Canal passes by the rear boundary.

INCLUSIONS:

Carpets, curtains, blinds and light fittings.

SERVICES:

Mains water, septic tank drainage, oil fired heating, electricity.

SOLICITOR: Wilkinson & Price, 52 South Main Street, Naas, Co. Kildare

CONTACT DETAILS:

Liam Hargaden
 E: liam@jordancs.ie
 M: 086-2569750

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



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 2016. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007516 © Government of Ireland.