

KNOCKGLASS ON C. 0.44 ACRE

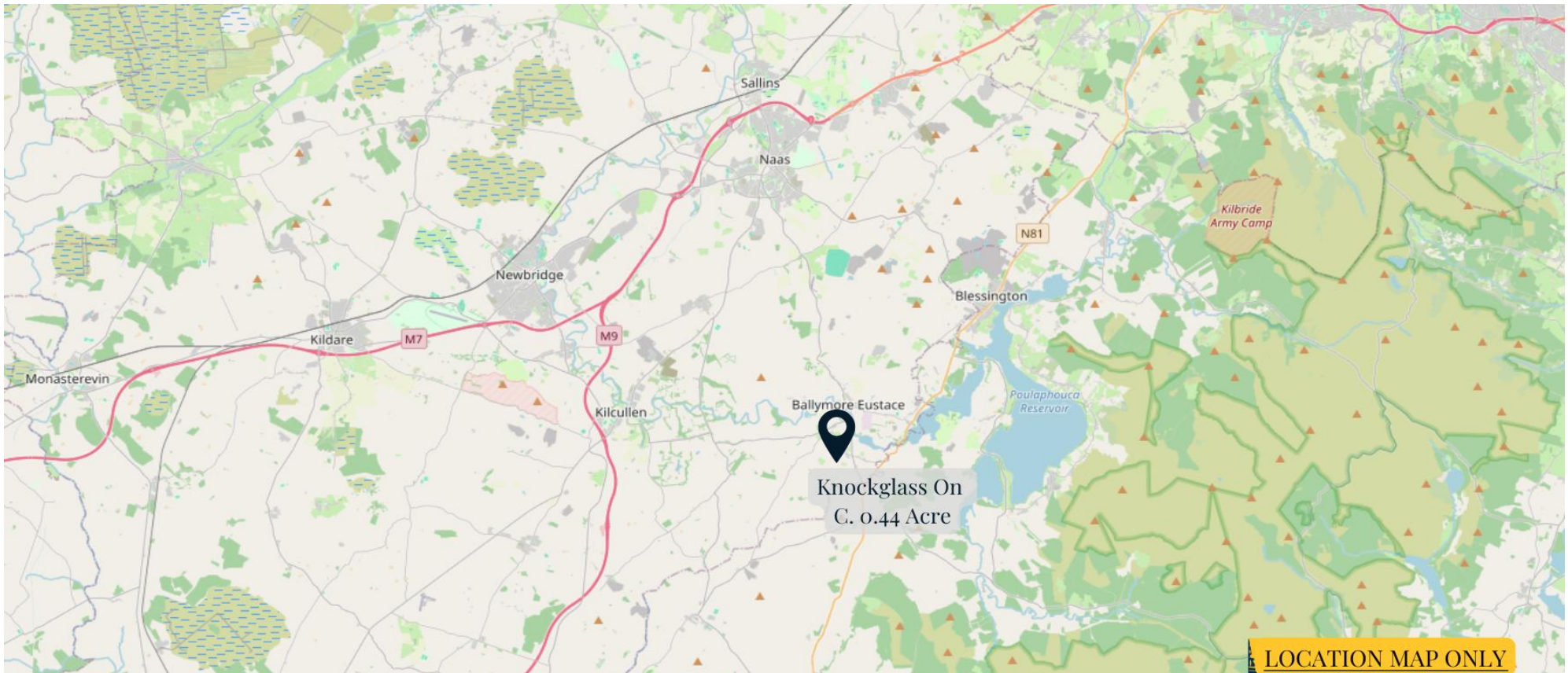
Broadleas Commons | Ballymore Eustace | Co. Kildare



LOCATION

Enjoying a peaceful countryside setting on a quiet country road, this delightful property is ideally located within close proximity to the picturesque village of Ballymore Eustace and approximately 1 km from the N81, providing convenient access to surrounding towns and Dublin. Ballymore Eustace is a charming village offering a range of local amenities, including shops, restaurants, a church, an excellent local school and scenic riverside walks. The property is also conveniently situated close to Hollywood and the many walking trails of the Wicklow Mountains, making it an ideal location for those who enjoy the outdoors and the beauty of the surrounding countryside. The larger towns of Blessington and Naas are both within easy reach, offering an extensive range of shopping, educational, leisure and recreational facilities. Dublin is also readily accessible via the N81 and N7, making this an attractive location for commuters seeking the perfect balance between rural living and everyday convenience.

Blessington: c. 10 km. Naas: c. 10 km. Dublin: c. 39 km.



J P & M Doyle are delighted to bring to the market this beautiful four-bedroom bungalow is a wonderfully inviting family home, presented in excellent condition and combining a warm, homely atmosphere with bright, spacious accommodation throughout. Set in a peaceful countryside location, the property offers an appealing blend of comfortable living and an exceptional outdoor lifestyle.

Upon entering, a large and welcoming hallway sets the tone for the accommodation within, leading to a cosy front living room featuring a wood-burning stove, creating the perfect setting for relaxing evenings. The generously proportioned kitchen is a particularly attractive feature, enjoying an abundance of natural light and offering ample space for family dining, with French doors opening directly onto the gardens. A separate utility room provides additional practicality and leads through to a bright and airy sunroom, which enjoys lovely views of the garden and provides access to a sunny patio area, ideal for outdoor dining and entertaining.

The sleeping accommodation is thoughtfully arranged to the opposite side of the house, comprising four well-proportioned double bedrooms, each benefiting from large picture windows that allow natural light to flood the rooms. The main bathroom has been tastefully refurbished to incorporate contemporary tiling, a modern vanity unit and an impressive double walk-in shower, creating a stylish and functional space.



Outside, the property truly comes into its own and will undoubtedly appeal to gardening enthusiasts and families alike. The gardens have been thoughtfully developed to provide a wonderful variety of features, including a large polytunnel, raised vegetable beds, fruit trees, soft fruit planting and a dedicated herb garden. For relaxation and family enjoyment, the outdoor space also features a patio with fire pit, providing an ideal setting for summer evenings, together with a children's tree house and climbing frame. Completing the outdoor amenities is a substantial double garage with ESB connection, offering excellent storage and potential for a variety of uses.

This is a charming and well-maintained family home offering spacious accommodation, beautifully established gardens and a superb countryside setting, all within easy reach of nearby villages, towns and commuter routes. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

OUTSIDE:

- Double Garage: 5.71m x 5.78m with double garage doors and ESB
- Large patio area
- Fire pit & seating area
- Polytunnel with irrigation system
- Raised beds
- 3 x water butts.
- Soft fruit garden
- Orchard
- Herb garden
- Sauna

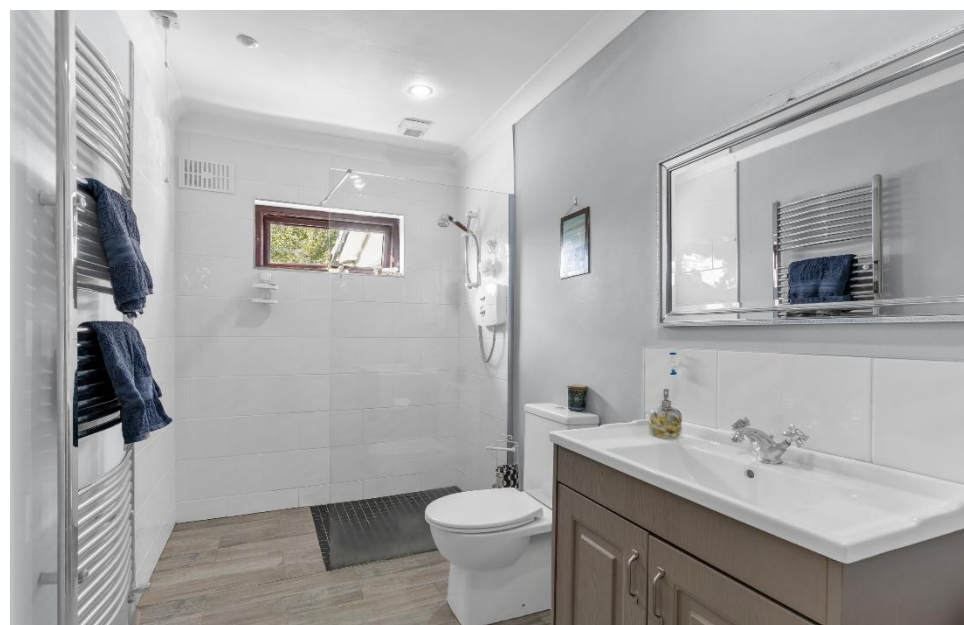














FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€525,000

BER:

C3

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