



Rossclair House, Punchestown, Naas, Co. Kildare, W91 C6CA



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290 sq mts



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

Location:

Rossclaire House is situated on a mature site commanding exceptional views over the surrounding countryside. This residence has a unique position, having the towns of Naas, Ballymore Eustace, Blessington and Kilcullen right on its doorstep. Transport from this location is superb. This involves a Train at Sallins, Luas at Citywest, Buses from Naas and Blessington, the M50, N7 and N81 within a short drive away. As well as this, Dublin Airport is conveniently less than a 40 minute drive away.

There are a host of amenities in the area including Punchestown Racecourse c. 500m from its door. There are also several secondary schools, some of which include Newbridge College, Naas C.B.S., St. Marys Naas, Piper's Hill, Clongowes Wood College and The Kings Hospital with many more located in Rathcoole. There are brilliant local sports clubs including Eadestown, Naas and Kill G.A.A. Club, Naas Rugby Club and a host of Golf Clubs such as Craddockstown, Naas, Palmerstown, and The K Club. In addition to Punchestown Racecourse, both Naas and Craddockstown Racecourses are close-by.

Description:

Rossclaire House is a superior detached residence set on a mature landscaped site extending to over c. 0.7 acres. This property has been meticulously maintained and comes to the market in pristine condition. Upon arrival to the property you are greeted with fine recessed electric gates and large stone capped wings. Mature natural hedging overs privacy to the residence.

The accommodation extends to c. 290 sq.mts (including a garage) comprises of a welcoming entrance hall leading to a cosy front living room centred around a beautiful fireplace. There are two bedrooms downstairs, one of which has its own en-suite. The heart of this house is its open plan kitchen / living with its bespoke kitchen units. There is also a sun room off this. Like every good country house, Rossclaire has a fine utility room with W.C and a walk in hot-press. Upstairs you find a huge landing with three bedrooms, two of which are en-suite and a family bathroom. Attached to the house there is a double garage extending to 66sq.mts. The gardens have beautiful lawns and a covered BBQ area.



Accommodation:

Entrance Hall:	<i>Wooden/Tiled floors, ceiling coving & storage closet</i>
Lounge:	<i>4.9m x 3.9m Features a granite fireplace with a cast iron inset, a tiled hearth & ceiling coving</i>
Kitchen / Living Room:	<i>5.6m x 8.8m Wooden floors, fitted wall to floor units, partly tiled walls, exposed wooden beams, recessed lights, wooden mantelpiece with stove & ceiling coving</i>
Dining Room / Sun Room:	<i>3.2m x 5m Wooden floors & wooden paneled ceiling</i>
Utility Room:	<i>Ample storage, walk-in hot press & back door to rear Garden</i>
Guest W.C:	<i>Fully tiled, W.C & W.H.B</i>
Bedroom 1:	<i>3.5m x 3.9m Ceiling coving</i>
Bedroom 2:	<i>3.9m x 3.9m Ceiling coving</i>
En-suite:	<i>Fully tiled, W.C, W.H.B & shower</i>
Bedroom 3:	<i>5.5m x 4.9m Fitted wardrobes</i>
En-suite:	<i>Fully tiled, W.C, W.H.B, shower & heated towel rail</i>
Bedroom 4:	<i>4.5m x 3.6m Fitted wardrobes</i>
Bedroom 5:	<i>4.8m x 4m Walk in wardrobe</i>
En-suite:	<i>Corner bath, W.C, W.H.B & tiled walls</i>
Bathroom:	<i>Fully tiled, bath, shower, W.C, W.H.B</i>





VIEWING:

BY APPOINTMENT ONLY

BER:

C1

PRICE REGION:

€695,000



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Established. 1952

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