



## “CHAPELFIELD”

Kilbride Village, Kilbride, Co. Meath D15 FY06



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336.31 sq.m / 3,616 sq.ft



(01) 490 3201



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## For Sale by Private Treaty

### LOCATION

Situated in the small village of Kilbride, "Capelfield" is within walking distance of all amenities and is well connected to the surrounding areas. Kilbride Village is located North of Dublin city on the Dublin/ Meath Border and is close to Hollystown and the towns of Ashbourne, Ratoath, and Blanchardstown. The property itself is within easy access to the M50, M3, M2, Dublin Airport and within 17 kms of Dublin City Centre, making it an ideal location for commuters.

The nearby "Sweeney's" is a popular Restaurant and Pub with local residents wishing to stay close to home, though the property remains in easy distance to a plethora of other restaurants and pubs such as Avoca, La Bucca, Fifty50, Eatzen, Newgrange Farm and Wildflower Garden Centre, for those who want to venture further afield.

For the sporting enthusiasts there are many facilities to suit a number of different sports. St. Margarets and Ashbourne Golf clubs are some of the few courses close by while The Ward driving range is only a short drive away. For those interested in Gaelic games, Kilbride, Donaghmore Ashbourne and Rathoath GAA clubs allow for residents to practice nearby. While a range of other clubs cater to a host of different sports such as Football, Rugby, Baseball, Badminton and Tennis. Ashbourne, Ratoath, Hollystown and Blanchardstown all boast a number of gyms, swimming pools and athletic centres. The National Aquatic Centre is located close by in Blanchardstown.

Education proves to be in easy supply also with local primary schools to include Kilbride N.S., Ratoath N.S., Kilcoscan N.S., while Ratoath and Ashbourne have Educate Together and Gaelscoils. There are a number of Post Primary schools including Ashbourne Community, Ashbourne Educate Together and Ratoath Community School. Belvedere and Castleknock College are also within commuting distance.

### DESCRIPTION:

'Chapelfield' is a substantial property extending to c.336.31 sq.m / 3616 sq ft and set on a mature 1 acre site, allowing for possible future development. Laid out in an Entrance Hall/ Reception Area, Large Drawing Room, Kitchen/Dining Room, Large Sun Room, Four Bedrooms (Two En-Suite), Family Bathroom, and Utility, the property also had two additional rooms that were designed for use as a Granny Flat. Outside there is a detached Garage and the gardens are comprised of tree-line lawns with extensive car parking and a lovely patio.





## ACCOMODATION

Hall:	c. 4.88m x 3.31m
Sitting Room:	c. 5.76m x 5.86m <i>Fireplace and Bay Window</i>
Kitchen/Dining Room:	c. 8.73m x 4.69m <i>Fitted</i>
Sunroom:	c. 4.98m x 4.96m
Hot Press:	c. 0.9m x 2.5m
Bathroom:	c. 2.6m x 2.1m
Bedroom 1:	c. 4.23m x 2.73m
Bedroom 2:	c. 3.85m x 3.66m
En-Suite:	c. 2.6m x 2.5m <i>Shower, W.C &amp; W.H.B</i>
Bedroom 3:	c. 5.84m x 4.62m
En-Suite:	c. 4.62m x 2.18m <i>Shower, W.C &amp; W.H.B.</i>
<b><u>Granny Flat:</u></b>	
Kitchen/Living Area:	c. 5.7m x 3.35m
Bedroom:	c. 4.75m x 2.2m
Bathroom:	c. 1.2m x 3.0m
<b><u>Dormer Area:</u></b>	
Bedroom 4:	c. 6.1m x 4.45m
Bedroom 5:	c. 5.51m x 3.47
Bathroom:	c. 4.45m x 3.19m
Store Room:	c. 2.2m x 5.5m
Hall	c 3.8m x 7.2m





## **OUTSIDE:**

- Detached Garage (7.1m x 4.81m)
- Mature 1 acre Site
- Tree- Lined Lawn
- Patio Area
- Extensive Car Parking
- Fibre Optic Broadband



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2**

**PRICE REGION:**

**€550,000**



**JP&M**  
**DOYLE**

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

**t:** (045) 865568

**f:** (045) 891425

**e:** [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)

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