



# Alba Lodge

Eadestown, Naas, Co. Kildare, W91 E0WF.



4



3



251 sq.m



(045) 865 568



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

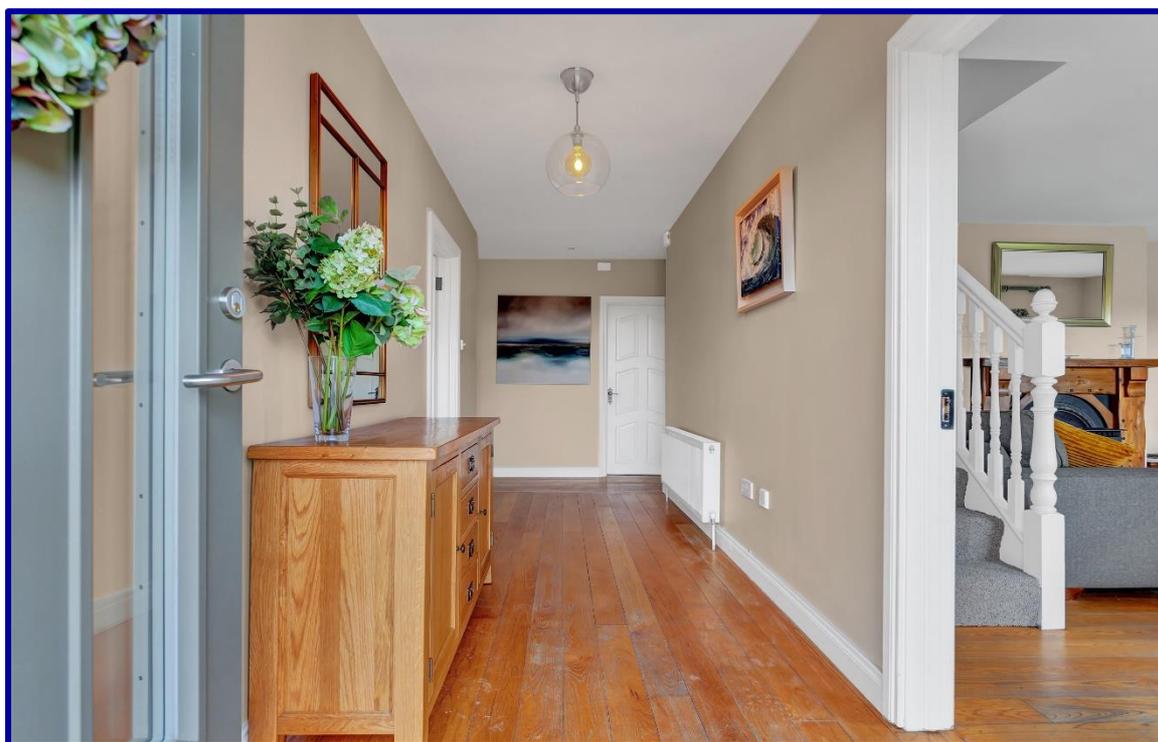
### LOCATION:

Alba Lodge 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 yet being in easy commute of Dublin. Transport from this location is superb. This involves buses from Naas and Blessington, the M50, N7 and N81 within a short drive away, a train at Sallins and the Luas at Citywest,. 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. 1.5km 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.

### DESCRIPTION:

Alba Lodge is a fine detached bungalow extending to c. 251.5 sq.mts /2707sq.ft (74sq.mts attic rooms included) which has been carefully renovated & stylishly remodelled by its current owners. The accommodation consists of a large light filled entrance hall which leads to the front sitting room. This room has been decorated in warm cosy colours and plays host to a solid fuel stove & bay window. In addition to the sitting room there is a more commonly used living room which also benefits from a feature fireplace & stove, There is a recessed snug in this room which offers potential for a study, office or even just a place to sit down and enjoy the surrounding views. The kitchen continues the country feel where a stunning British Racing Green Aga Cooker & Red Brick surround compliments the dark flagstone floor. There are double doors from the kitchen leading to the side & rear garden. An important asset to the property is its large and functional Rear Hall / Utility & W.C. A breakpoint from the garden there is ample room for laundry, boots, school bags etc. Four Double Bedrooms with Master En-Suite & Family Bathroom complete the accommodation on the ground floor. There is a very smart attic conversion which is host to Two Large Rooms (One was previously a Cinema Suite) & a bright landing space. The exterior of the property has been meticulously cared for with a fine set of electric gates, tarmac drive, stud railed fencing with dog proof wire, beech hedging, garden shed, vegetable patch & electric car charging point. The owners have recently upgraded the windows and doors with Triple Glazed Rationel with a beautiful Moss Grey exterior & Neutral White interior. The facia & soffits have been changed to match these also.





**ACCOMMODATION:**

Hall	5.34m x 1.76m.	With Light Passage Door & Wooden Floor.
Living Room	6.09m x 5.54m.	With Stove & Wooden Floor.
Snug Area	1.89m x 2.88m.	





**Kitchen**

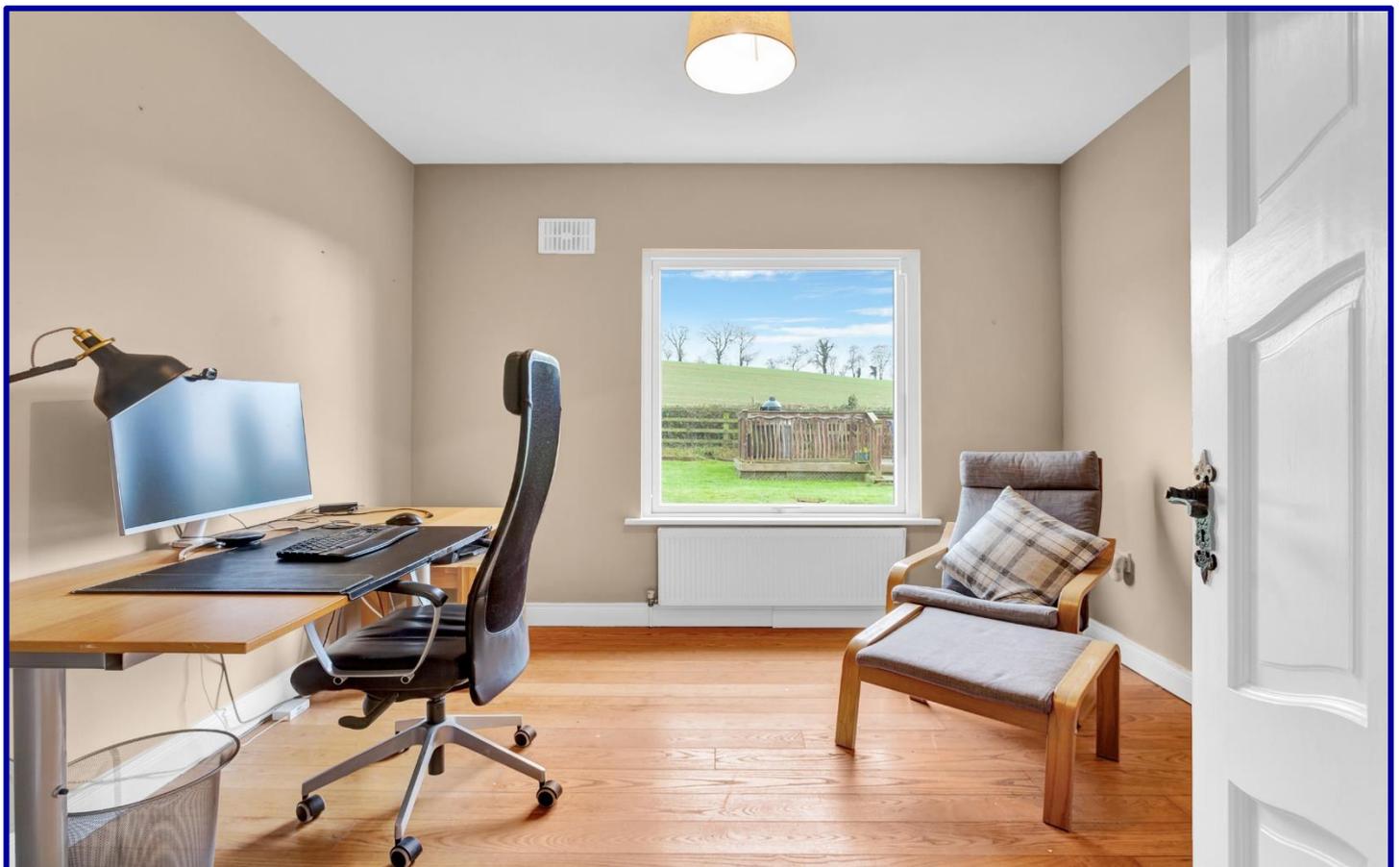
3.96m x 6.88m.

Double Patio Doors, Flagstons Floor, Dual Aspect, Bay Window, Racing Green Aga, Smart Fitted Kitchen Unit.

**Utility**

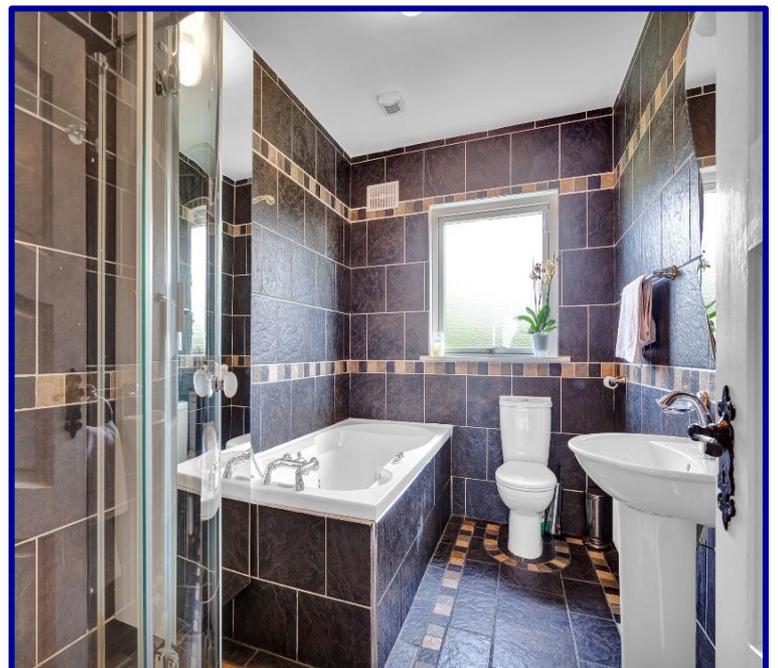
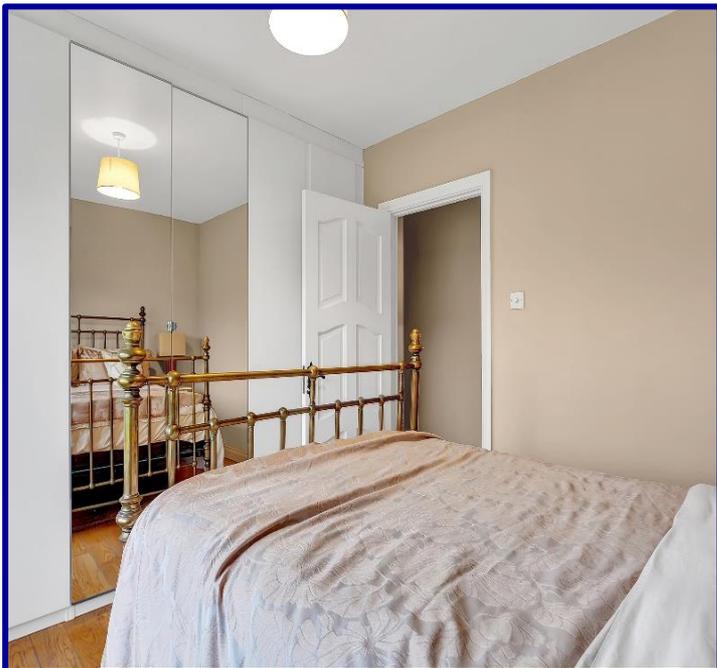
4.61m x 2.50m.

Separate Utility / Hall & W.C.





<b>Bedroom 1</b>	4.10 m x 3.30m.	With Wooden Floors, Large Picture Window.
<b>Bedroom 2</b>	4.10 m x 3.30m.	With Fitted Wardrobe, Wooden Floors & Large Picture window.
<b>Family Bathroom</b>	3.16m x 2.05m.	With Shower, W.C. & W.H.B., Jacuzzi Bath, Floor to Ceiling Tiling.





<b>Bedroom 3</b>	4.20m x 3.30m.	With Fitted Wardrobes, Wooden Floors & Large Picture Window.
<b>Master Bedroom</b>	3.33m x 3.31m.	With Fitted Wardrobes, Wooden Floors, Large Picture Window.
<b>En-Suite</b>	1.17m x 1.84m.	With Shower, W.C. & W.H.B.
<b>Hall</b>	13.83m x 0.95m.	Wooden Floors.
<b>Attic Room</b>	6.61m x 4.80m.	With Velux Window, water tank with additional storage & Wooden Floor.
<b>Landing</b>	2.85m x 2.70m.	With Velux Window & Wooden Floor.
<b>Attic Room</b>	7.33m x 4.80m.	With Velux Window & Wooden Floor.



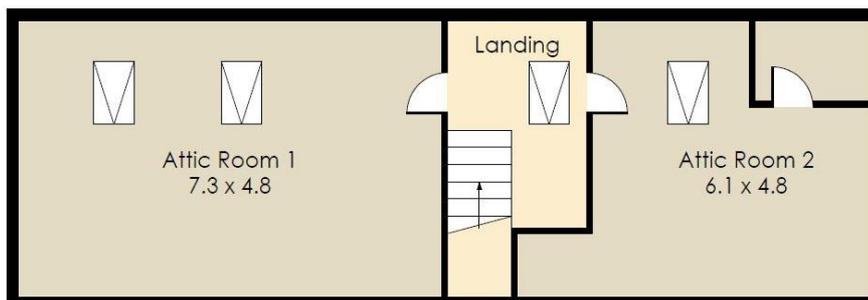


**MAIN FEATURES:**

- Brand New Double & Triple Glazed Alu-Clad Windows
- Mature Gardens
- Aga Cooker
- Electric Car Charging Point
- Private Well
- Steel Garage Shed
- Electric Gates
- Tarmac Drive
- Four Double Bedrooms
- Converted Attic
- Energy Efficient.



**GROUND FLOOR**





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B3 (108460262)**

**PRICE REGION:**

**€649,000**



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)

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.