



Residence on C. 1 Acre,

Broadleas, Ballymore Eustace, Co. Kildare, W91 H7E5.



5



3



280 sq. mts.



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

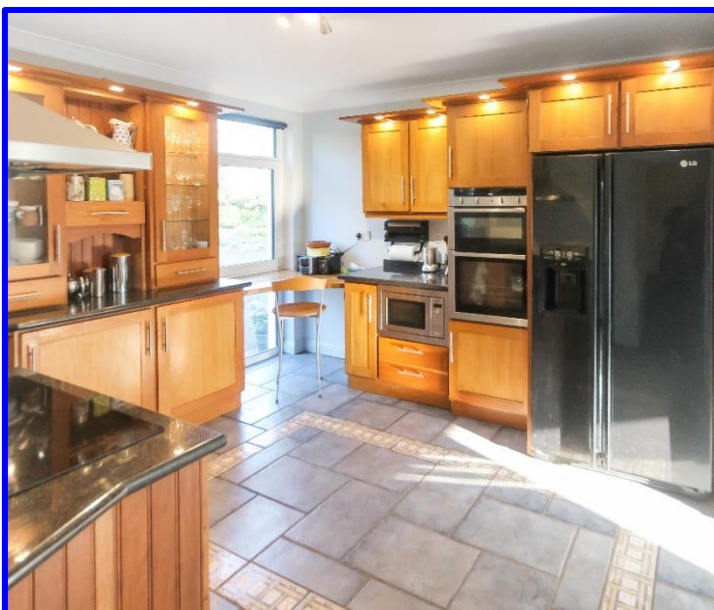
While situated on a quiet country road, this property is within close proximity to the picturesque village of Ballymore Eustace and c. 1 km from the N81. Ballymore Eustace is a quaint country village which has a host of amenities. These include river walks, restaurants, shops, an excellent local school as well as a church. Ballymore Eustace is situated c. 7km from Blessington and c. 9km from Naas. In addition, it is within easy commuting distance from Dublin via the N81 or the N7. It is also adjacent to Hollywood (c. 1km) and the many walking trails of the Wicklow mountains.

Blessington: c. 10 kms. **Naas:** c. 10 kms. **Dublin:** c. 39 kms.



DESCRIPTION:

This property comprises of a unique architect designed dormer bungalow in excellent condition throughout, having been recently re-modelled and upgraded to a high standard. The house is set on a mature tree lined c. 1 Acre site in a private location. The entire property extends to c. 280 sq.mt /3,014 sq. ft. It is laid out in Entrance Hall, Living Room, Sitting Room/Games Room, Kitchen/Breakfast room, Large Sunroom, Family Bathroom and Five Bedrooms with Two En Suite. Outside there is a large drive with turnaround, Large Car Port, Separate Garage, Outside WC, mature gardens to the back and side of the house. There is also a large patio area, vegetable gardens, Glass House and a Polytunnel and private patio area, a double garage to the side of the house with storage and a shed behind all of which completes this property. The property benefits from 4G Broadband.



ACCOMMODATION:

Entrance Hall/ Reception Area:

Oak Hardwood Flooring.

Dining/ Living Room:

c. 5.39m x 3.70m. Feature Marble Fireplace with Stove Inset, Built In Bookcase, Tiled Flooring.

Kitchen:

c. 3.70m x 3.72m. Feature Polished Black Granite Top Solid Cherrywood Kitchen with Inset Lighting, Tiled Flooring.

Rear Hall:

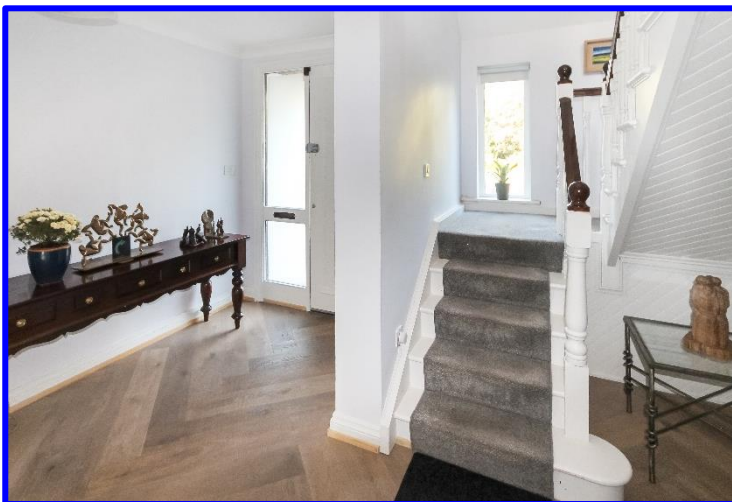
c. 2.50m x 1.75m. With Hot Press off, Tiled Flooring.

Utility:

c. 4.14m x 2.48m. Fully Fitted Units, Tiled Flooring.

Sun Room:

c. 5.28m x 4.39m. with Doors to Patio.



Bathroom:

c. 2.49m x 1.76m. *Shower, WC, WHB Fully Tiled, Under Floor Heating.*

Bedroom 1/ Study:

c. 3.17m x 2.50m. *Built in Wardrobe.*

Bedroom 2:

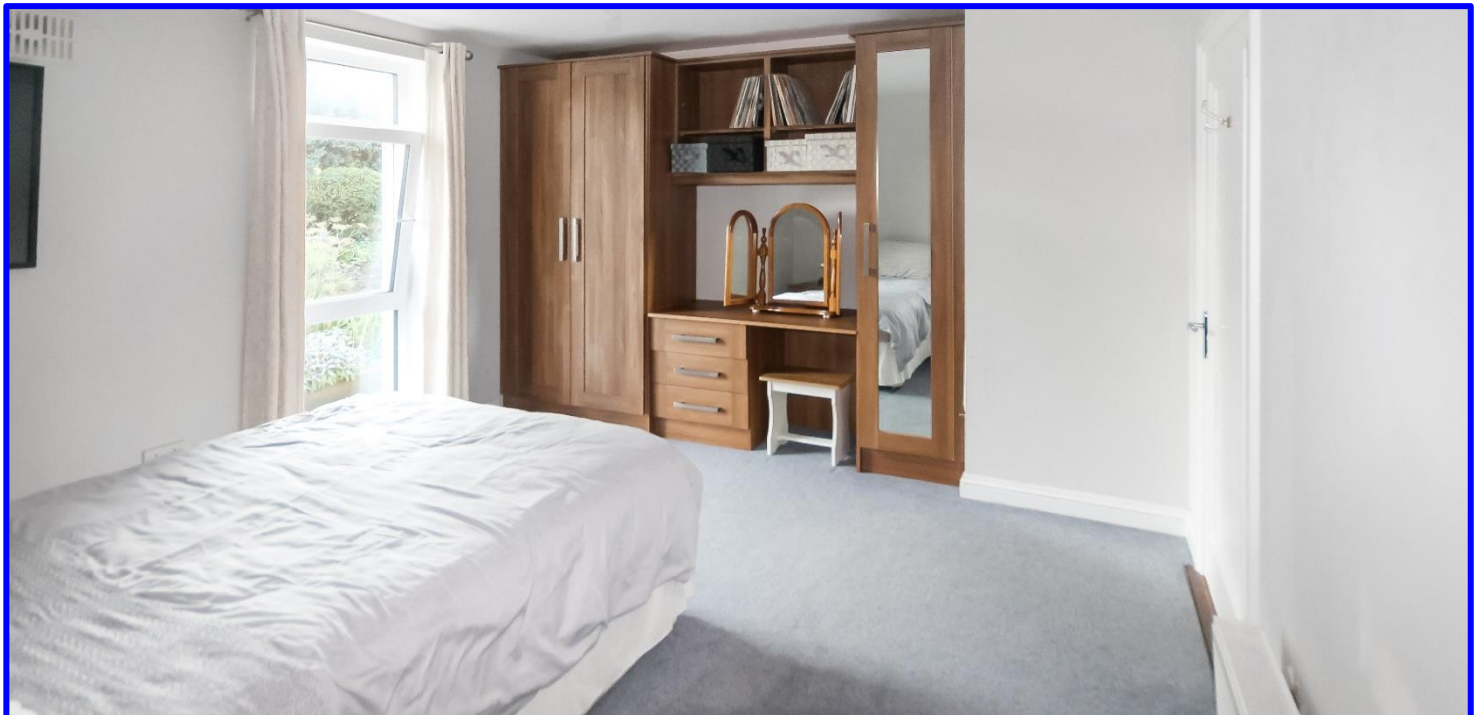
c. 3.99m x 3.70m. *Built In Wardrobe & Vanity Unit*

En Suite:

c. 3.68m x 1.32m. *Shower, WC, WHB Fully Tiled Under Floor Heating.*

Bedroom 3:

c. 3.71m x 3.34m. *Hardwood Flooring, Built In wardrobe.*



Upstairs:

Landing/ Study Area:

Open Plan, Bright Area.

Bedroom 4:

c. 5.57m x 4.34m. Built in Shelving & Study Area.

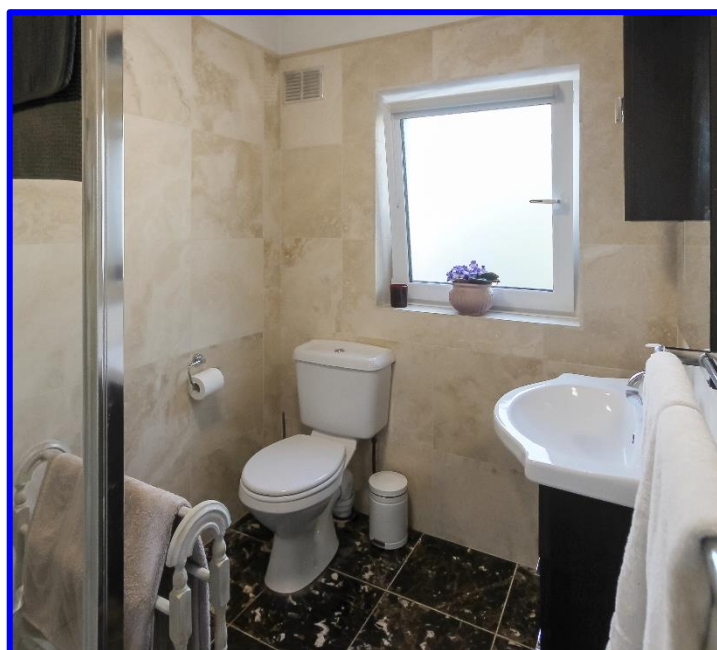
Bedroom 5 (Master):

c. 5.48m x 5.27m.

En Suite:

*c. 3.32m x 2.70m. Jacuzzi Bath, WC, WHB,
Shower, Fully Tiled, Under Floor Heating.*





Outside:

Car Port:

c. 5.47m x 5.00m.

Garage:

c. 3.97m x 2.54m.

Outside WC

Large Patio Areas, Fishpond, Glass House, Polytunnel, Mature Lawned Tree lined Gardens.



VIEWING: BY APPOINTMENT ONLY

BER: B3 (113423024)

PRICE REGION: €595,000



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DOYLE

Established. 1952

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