



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

# TWO STOREY PERIOD COTTAGE, RATHMORE WEST, RATHMORE,



**NAAS,  
CO. KILDARE,  
W91 D7YV**

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

**(01) 490 3201**

## **LOCATION:**

Situated in the village of Rathmore conveniently located to Naas & Blessington & Kill.

**M50:** 15 mins **Dublin City Centre:** 30mins **Airport:** 30 mins.

## **DESCRIPTION:**

J. P. & M. Doyle are delighted to offer this beautiful, three bedroom period cottage in the ever sought after Rathmore Village. This home is set on a mature private site, extending to c. 0.3 Acres, with private drive, ample off street parking & landscaped gardens. The property was completely upgraded in 2014 by its current owners, with no expense spared. Entered via a quaint entrance hall, the tone of the property is set straight away as a charming and welcoming space. In the hall, there is an under-stairs W.C. & picture window, flooding the rear of the property with light, while capturing the rear gardens & south facing orientation. From the hall, you progress to the heart of the house, the kitchen.

The kitchen in this home is second-to-none. The vintage bespoke, hand painted, solid wood units, with magnificent oak countertops, gives this residence a degree of elegance. In addition to this, there are an abundance of additional features, such as a rangemaster cooker, dishwasher, washing machine, fridge freezer, pantry storage, large island, window seats, and oak wood floors. The wood-framed glass doors, give access to the graveled terrace area, which is framed by a beautifully cultivated garden. Through the kitchen, you are invited into the large, open-plan, living room. The room is focused around a solid fuel stove, with glass panel doors to the back, overlooking the rear gardens. Upstairs, there are three spacious bedrooms & a beautiful family bathroom. The master is accompanied by a clever en-suite & benefits from a balcony, and large windows taking advantage of the homes' enamoring views.

*Viewing is a must!*

## **ACCOMMODATION:**

### **Downstairs:**

#### **Entrance hall:**

with w.c., oak wood floors.

#### **Kitchen:**

Hand painted custom built vintage style Kitchen with oak counter tops, rangemaster cooker, dishwasher, washing machine, fridge freezer pantry storage, large island, window seats, oak wood floors, wood framed glass doors to graveled terrace area and large garden.

#### **Large Living Room Area:**

with Feature Stove & wool carpet throughout.

#### **Large Dining Room Area:**

Wool carpet throughout, sliding doors to graveled terrace area & garden.







## **Upstairs:**

### **Landing:**

Hotpress.

### **Bedrooms 1 & 2:**

Double Bedrooms with Built-In Wardrobes & Sisal Carpet Throughout

### **Master Bedroom:**

Double Bedroom with Built-In Wardrobes & Sisal Carpet Throughout

### **-En-suite:**

Marble Tiles, Heated Towel Rail & Traditional Rose Showerhead

### **Bathroom:**

Free Standing Cast Iron Bath, Heated Towel Rail, Marble Sink Surround, Under-Sink Storage & Sisal Carpet Throughout







### **FEATURES:**

- Gravel Drive
- Electric Gates
- Fully Alarmed
- South Facing Rear Aspect
- Off Street Parking
- Mature Trees & Woods Area
- Garden Shed
- Vegetable Garden
- Landscaped Gardens
- OFCH with super-efficient Grant Vortex condensing boiler.



**VIEWING:** By Appointment Only

**BER RATING:** BER EXEMPT

**PRICE REGION:** €395,000



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