



SUNSET LODGE

Country Residence on c. 0.5 Acres

PUNCHESTOWN UPPER | KILTEEL | CO. KILDARE | W91 FW9E

FOR SALE BY PRIVATE TREATY

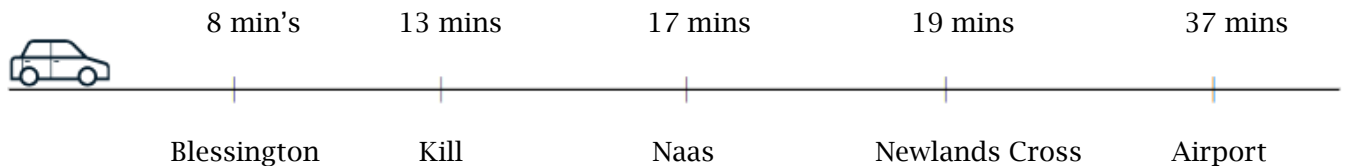
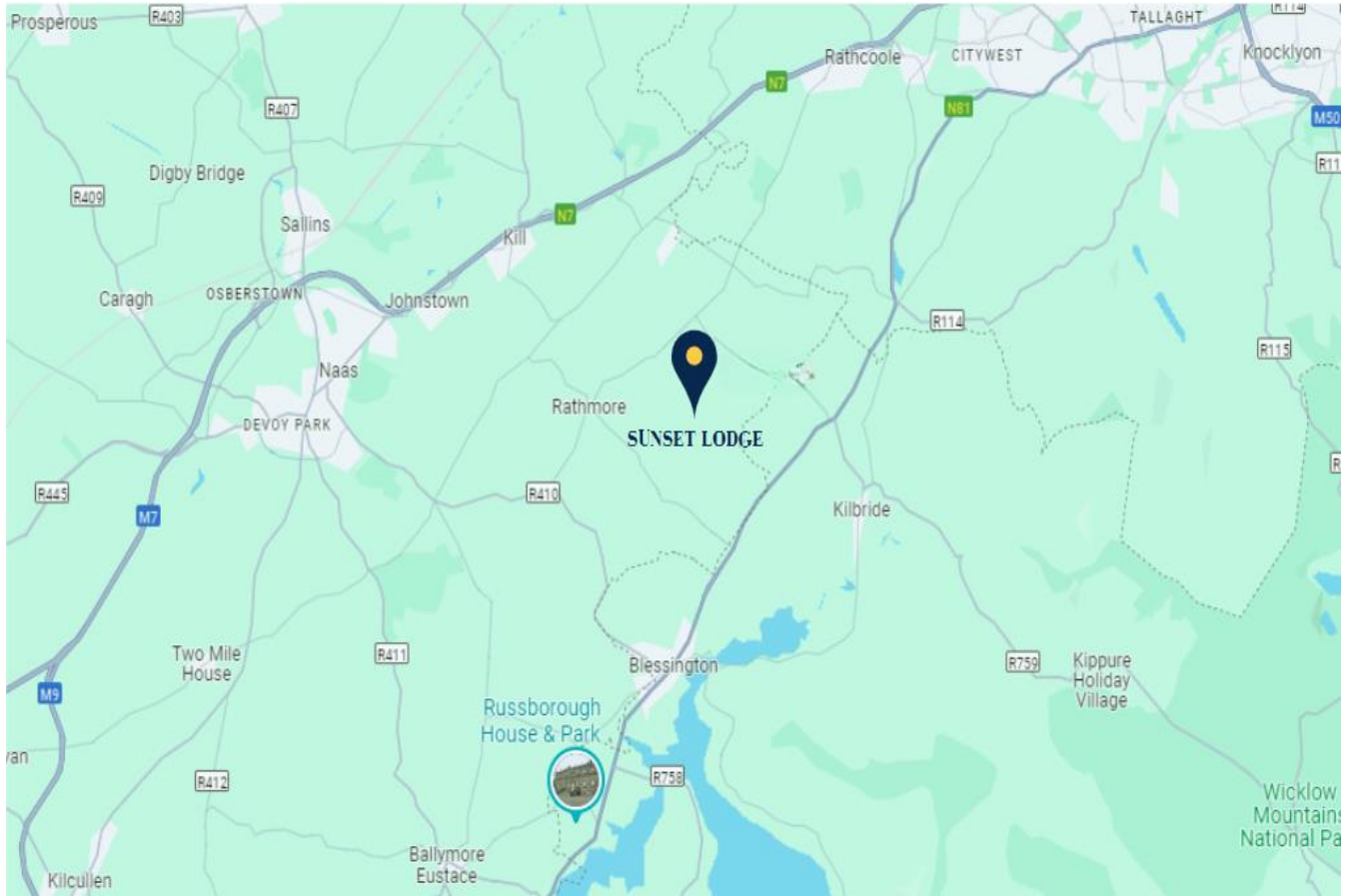
LOCATION

Sunset Lodge is situated close to the picturesque village of Killeel, located on the Dublin/Kildare border. Transport links from this location are superb, with buses available from Naas and Blessington, and easy access to the M50, N7, and N81. Additionally, there is a train station at Sallins and the Luas at Citywest. Dublin Airport is conveniently less than a 40-minute drive away.

The area offers a host of amenities, including Punchestown Racecourse, which is approximately 10 km from the property.

Several esteemed secondary schools are within reach, including Newbridge College, Naas C.B.S., St. Mary's Naas, Piper Hill, Clongowes Wood College, and The King's Hospital, with more located in Rathcoole.

For sports enthusiasts, there are excellent local sports clubs such as Eadestown, Naas, and Kill G.A.A. Club, Naas Rugby Club, and a variety of golf clubs including Craddockstown, Naas, Palmerstown, and The K Club.





DESCRIPTION

Sunset Lodge is a fine detached country residence located in one of Kildare's most sought-after areas. Rarely does a property come to market that offers all the benefits of country living while being in close proximity to South Dublin, Kildare, and Wicklow. The property extends to approximately 222.39 m² (2,394 ft²) and comprises an architecturally designed bungalow. The accommodation includes a tiled entrance porch with two feature picture windows, creating a useful break for any country home and potentially serving as an excellent boot room in the future. From here, you are led to a large entrance hall, which is bright and spacious, providing access to the living areas and bedrooms. The focal point of Sunset Lodge is the large, triple-aspect sitting/dining room, centred around an ornate fireplace. A fantastic west-facing conservatory has been constructed to the rear of the sitting room, overlooking the rolling hills, and capturing the sunsets for which this home is aptly named. This space also connects back to the kitchen, which features solid wood units and high-quality finishes with views over the rear gardens. There are four substantial bedrooms, including a master with an ensuite, and a family bathroom. Additionally, there is a second cozy sitting room, also centred around a feature fireplace. A spacious attic room makes an ideal home office, den or 5th bedroom. The property also includes a fine car garage which is attached to the house. Viewing is a must!





ACCOMMODATION

| | |
|------------------|---------------------------|
| Entrance Porch: | 7.3m x 1.2m |
| Main Hall: | 6.1m x 2.9m |
| Kitchen: | 3.8m x 3.8m |
| Sunroom: | 2.5m x 6.5m |
| Living Room: | 7.1m x 3.4m + 4.0m x 3.6m |
| Family Bathroom: | 1.8m x 2.3m |



ACCOMMODATION

| | |
|-----------------|---------------------------|
| Bedroom 1: | 3.4m x 2.7m |
| Bedroom 2: | 3.4m x 4.8m |
| Bedroom 3: | 3.4m x 2.7m |
| Master Bedroom: | 3.3m x 5.9m |
| En Suite: | 2.2m x 4.2m |
| Hall: | 3.2m x 1.0m + 0.7m x 6.0m |
| Sitting Room: | 5.4m x 4.4m |
| Hall: | 2.1m x 1.6m |
| Guest W.C: | 2.1m x 0.6m |
| Attic Room: | 5.6m x 5.3m |



GALLERY



GALLERY



OUTSIDE

Mature Landscaped Garden

Green House

Garden Shed

SERVICES

- Private Well
- Septic Tank
- Oil Fired Central Heating





VIEWING:

By Appointment Only

PRICE REGION:

€495,000

BER: E1 (101153716)

SELLING AGENT:

J. P. & M. Doyle Ltd.
105 Terenure Road East,
Terenure,
Dublin 6.

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