



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

**DORMER RESIDENCE ON C. 0.5 ACRE/ 0.202 HA.,  
“DROMGARRA LODGE”,  
EADESTOWN,**



**NAAS, CO. KILDARE,  
W91KF62.**

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

**(045) 865 568**



## **LOCATION:**

The property is located on the Blessington road out of Naas close to Beggars End crossroads. It is ideally situated on the outskirts of Naas but within a short drive of the smaller villages of Eadestown, Kill, and Blessington and an easy commute to Dublin via the N7. Punchestown racecourse is a stones' throw and for the golf enthusiast there are a number of golf courses within close proximity.

Eadestown: c. 3kms. Naas c. 4kms. Dublin: c. 39kms.

## **DESCRIPTION:**

Detached seven bedroom dormer residence standing on a mature site of c. 0.5 acre / 0.202 Hectares. The property is quite substantial extending to a generous c. 242 sq. m/ 2,604 sq. ft. With ample living and sleeping accommodation the rooms are all of good sized proportions making it an ideal residence for an expanding family. The heating system has been upgraded to include a dual heating system and solar panels have been fitted which provide hot water throughout the year. There are mature lawned gardens complete with feature pond to the front and large rear patio area which is extremely private. The property also benefits from a detached garage divided into rooms, plumbed and with ESB.

## **ACCOMMODATION:**

### **Entrance Hall:**

4.92m x 2.21m. With wooden flooring.

### **Living Room:**

4.27m x 3.83m. With granite cut stone fireplace with open fire and wooden flooring and archway to:

### **Dining Room:**

4.46m x 2.94m. With wooden flooring.

### **Kitchen/ Breakfast Room:**

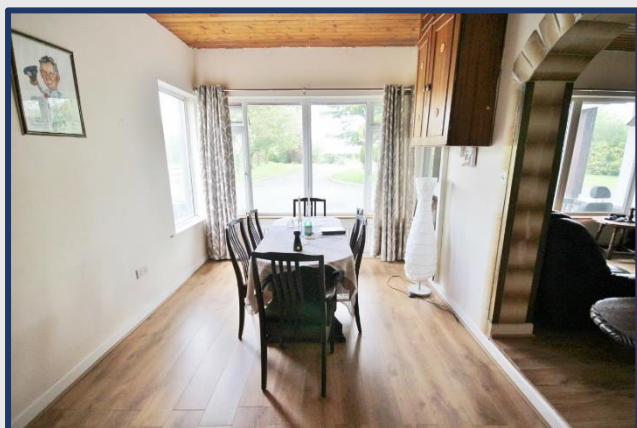
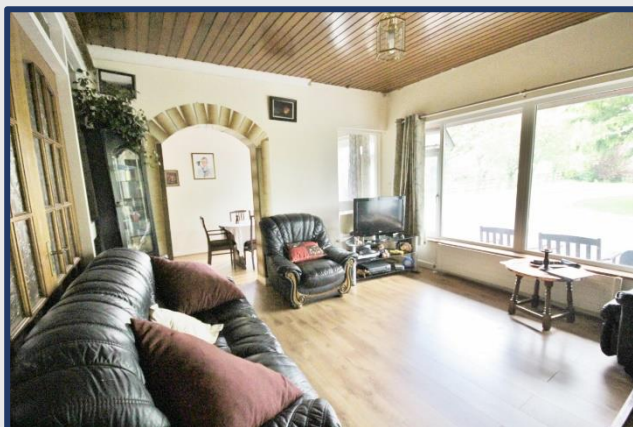
6.38m x 4.47 (max)m. With country style fitted kitchen units and solid fuel free standing stove.

### **Study:**

3.59m x 2.63m. With wooden flooring and double doors to living room.

### **Utility Room:**

3.04m x 1.76m. Plumbed for washing machine.



**Bathroom:**

2.92m x 2.61m. With bath, w.c., w.h.b., bidet and hotpress.

**Bedroom 1 (Front):**

3.16m x 2.78m. With en-suite.

**En-Suite:**

2.13m x 0.91m. With shower cubicle with electric shower, w.c. and w.h.b.

**Bedroom 2 (Front):**

4.26m x 3.79m. With fitted wardrobes and free standing sink.

**Bedroom 3 (Back):**

3.13m x 2.52m. With fitted wardrobes and en-suite.

**En-Suite:**

2.52m x 0.98m. With shower cubicle, w.c. and w.h.b.

**Bedroom 4 (Front):**

4.99m x 4.24m. With fitted wardrobe, wooden flooring and free standing sink.

**Bathroom:**

4.24m x 3.52m. With bath, shower cubicle, w.c., w.h.b. and large built in sauna (no longer in use).



**Upstairs:**

Landing with storage and w.c.

**Bedroom 5:**

3.79m x 3.36m. With fitted wardrobes and study off.

**Study:**

4.01m x 3.16m.

**Bedroom 6:**

4.51m x 2.31m.

**Bedroom 7:**

4.25m x 2.94m. With fitted wardrobes.





## **OUTSIDE:**

- Gardens Front & Rear
- Large Rear Patio Area

## **Garage:**

4.45m x 9.63m. Divided into rooms, plumbed and with ESB.



## **VIEWING:**

By Appointment Only

## **BER RATING:**

D2 (104005038)

## **PRICE REGION:**

€339,000



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.