



Inshallah

81 Temple Mills Road, Newtown, Celbridge, County Kildare
W23 C7HN



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 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

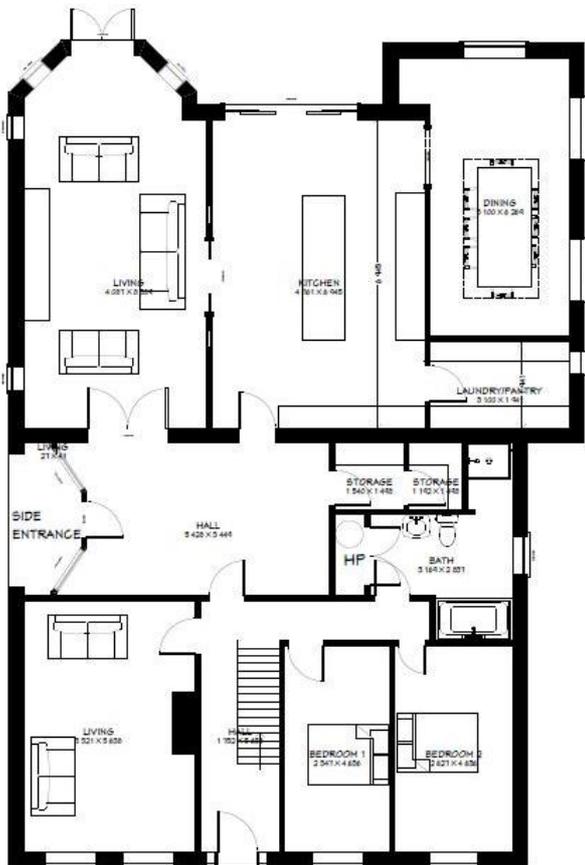
The property is ideally located fronting Newtown Road which links Celbridge to Ardclough, a short distance from the attractive and bustling town of Celbridge. Sitting just 20 km from Dublin City Centre, with access to the M4 motorway a 5 minute drive away. This easy proximity to urban centres and a capital city only enhances the contrastingly quiet and private setting at Inshallah. This accessibility is further enhanced with the M7 motorway being easily accessed at nearby Rathcoole (c. 9km) and commuter rail services available from Hazelhatch station, which is c. 2.6 km away. Celbridge provides all the amenities expected of large industrious towns with thriving commuter populations and comprehensive shopping facilities. Dublin City is less than a 30 minute drive away. County Kildare has always proven attractive for those in search of that elusive dream of country living within easy reach of Dublin city. Golfing enthusiasts are well catered for with championship courses within a 20 minute drive including Carton House, The K-Club and Palmerstown House. Schools are plentiful in Celbridge and the wider local area or within Dublin itself, with private schools at Kings Hospital, Mount Sackville and Clongowes Wood Collage & Terenure.



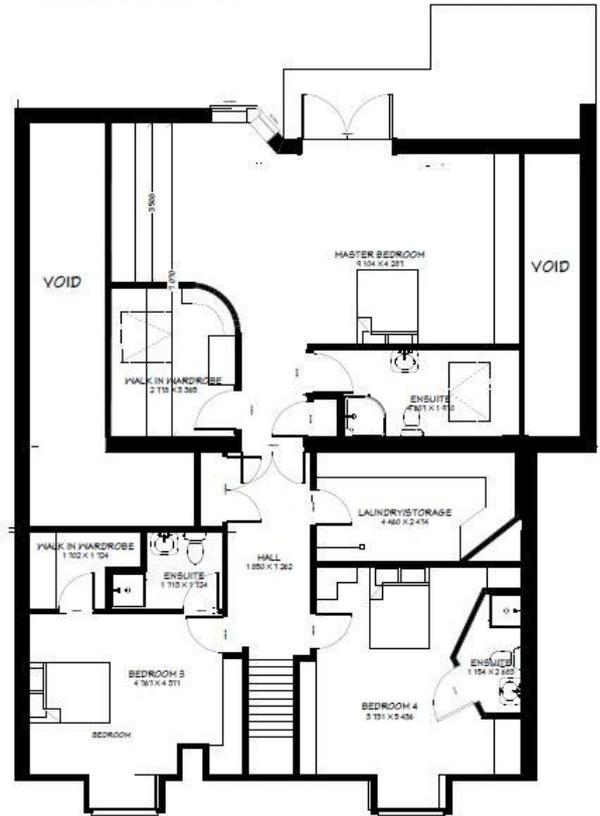
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DESCRIPTION

Inshallah is arguably the finest home to have been offered for sale in Celbridge in recent times. The property has been finished to the highest standard & meticulously planned out & upgraded by its current owners. There are two buildings on the property (Main House & Rear Converted Garage / Home Office). The main house extends to an impressive c. 385sq.mts/ 4144sq.ft & the converted garage / home office extends to c. 95.2sq.mts / 1025sq.ft. The main house is accessed via a beautiful light filled entrance hall leading to a fine Kitchen/ Living/ Dining Area. These are three separate rooms but interlink via double pocket doors & open arch. The kitchen comes with ample counter space & storage. There are double doors overlooking the landscaped rear gardens. There is a huge Kitchen Island unit finished in granite which acts as the heart of the house. A very smart utility / pantry is also accessed off the kitchen. The living room to the rear has a feature built in wall unit hosting the tv & stove. To the front of the house there is a separate living room which hosts a beautiful fireplace, two double bedrooms & large family bathroom which also has a bath & shower.



GROUND FLOOR
APPROX 201 SQM



UPPER FLOOR
APPROX 184 SQM

Upstairs there are three more bedrooms which are all en-suite & two that have walk in wardrobes. The master bedroom is stunningly accessed via double doors. There is a fantastic en-suite, large walk in wardrobe with built in units, and a bedroom that we can only describe as extraordinary. This could easily be converted into two bedrooms should a purchaser wish to take advantage of the space. From the bedroom there are double doors to the private balcony overlooking the rear gardens. There is also an upstairs laundry room. Outside the property has a smart stone wall with steel railings & double electric gates. The drive has recently just been tarmacked & the lawns partially reseeded. There is a sun trap patio area surrounded by colourful plants & shrubbery nestled in the rear garden. The property sits on an impressive c. 0.85 Acres / 0.34 Hectares.



ACCOMODATION

Main House

Entrance Hall:	c. 5.42m x 3.49m
Double Hall Storage:	c. 1.54m x 1.49 + 1.19 x 1.49m
Kitchen:	c. 4.76 x 6.94
Living Room:	c. 4.08 x 8.38
Dining Room:	c. 3.1m x 6.26m
Laundry / Pantry:	c. 3.1m x 1.94m
Family Bathroom:	c. 3.16m x 2.83m
Hall:	c. 1.75 x 5.63m
Living Room:	c. 3.32 x 5.63m
Bedroom 1:	c. 2.34 x 4.63
Bedroom 2:	c. 2.62 x 4.63
Upstairs Hall:	c. 1.85m x 7.26m
Bedroom 3:	c. 4.76 x 4.37m
	<i>Walk In Wardrobes c. 1.7m x 1.72m</i>
	<i>Ensuite c. 1.71m x 1.72m</i>
Bedroom 4:	c. 3.73 x 5.43m
	<i>Ensuite: c. 1.54m x 2.68m</i>
Laundry:	c. 4.46 x 2.47m
Master Bedroom:	c. 9.10 x 4.28m
	<i>Walk in Wardrobe c. 2.77m x 3.36m</i>
	<i>Ensuite c. 4.6m x 1.97m</i>





ACCOMODATION

Garage/Home Office

Kitchen/ Living:

Room 1:

Hall:

Bathroom:

Room 2:

Room 3:

W.C:

c. 5.57m x 5.84m

c. 2.72 x 3/22m

c. 2.31 x 1.29m

c.1.91 x 1.88m

c. 2.98m x 2.82m

c. 3.39m x 2.74m

c. 0.83m x 2.72m





LIVING AREA
95.2 SQ M





VIEWING:

BY APPOINTMENT ONLY

BER:

C1 (104785019)

PRICE REGION:

€925,000



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DOYLE

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