

**FOR SALE**

BY PRIVATE TREATY

Rathmore Lodge  
Blackhall  
Clane  
Co Kildare



4 Bedroom Detached House  
c.185.8sq.m. /2,000sq.ft



**Price: €475,000**

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

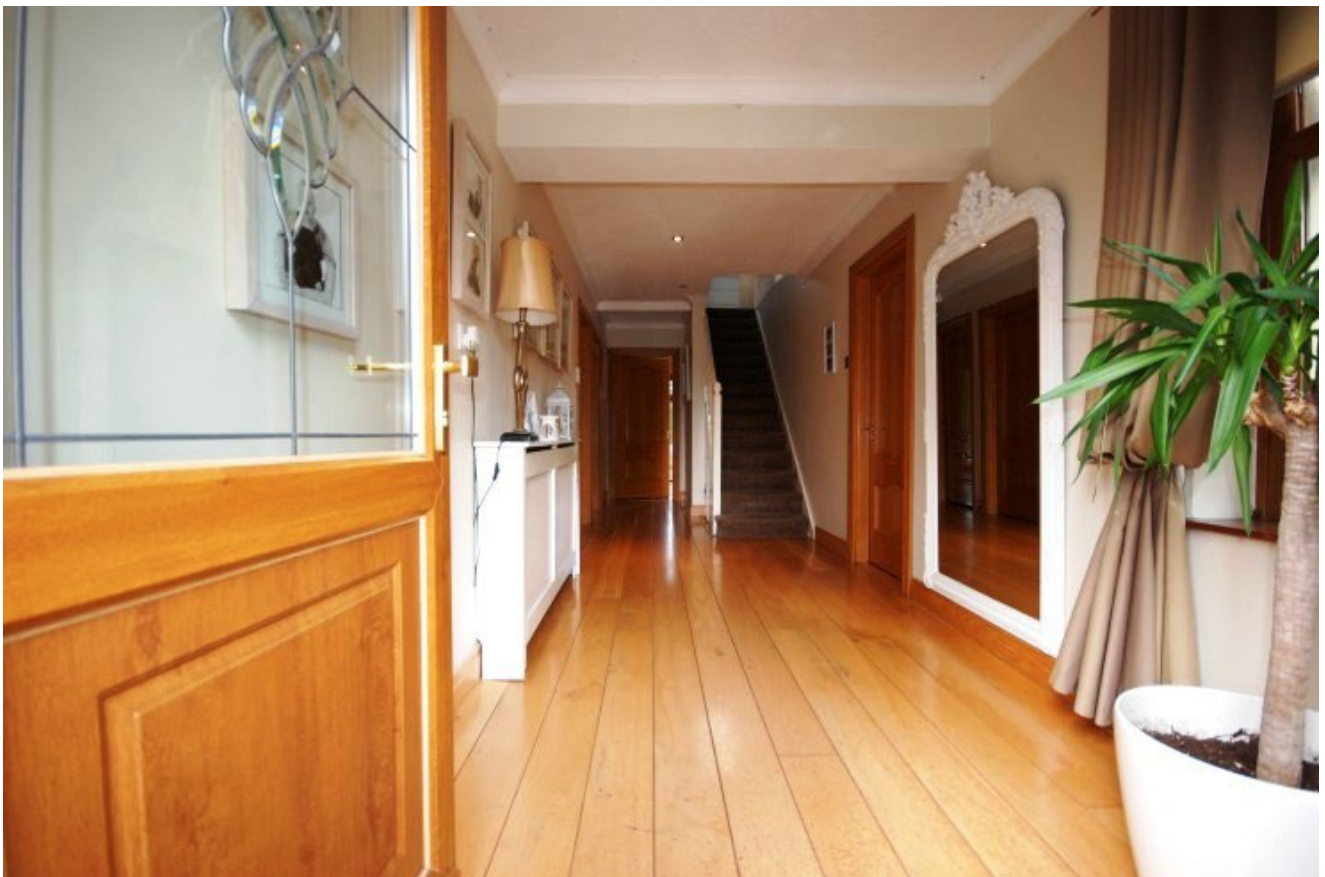
## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic four bedroom detached property to the market set on a stunning c. 0.5 acre site. Rathmore, Blackhall, Clane, Co Kildare boasts c. 2,000 sq ft of luxurious and light filled living accommodation along with large garden with ample space to extend. Both Clane & Sallins Villages are found within a couple of minutes by car where you will find local bars, shops, schools, Sallins train station, Dublin is only 30 minutes by car, along with a host of bus routes, the N7 & M4 road networks. The location is next to none Elegant and luxurious family home of c. 2,000 sq ft comprises large hallway, reception room, a fantastic master bedroom with built wardrobes, large lounge, open plan kitchen/ dining room with a quality fitted kitchen, built in stove, granite worktops and access to the garden. Upstairs offers two double bedrooms, one single bedroom and a stunning family bathroom.

To the front, sides and rear the property is bounded by landscaped green areas, mature trees, entertaining area, picturesque countryside views and a large garage to the side. The south facing aspect to the rear offers an abundance of sunlight throughout the day and to the front is a gated entrance with a large tarmac driveway and ample space to park a number of cars. Viewing is highly advised to appreciate the sheer quality of this magnificent family home, call Ray Cooke Auctioneers today!

## FEATURES

- c. 2,000 sq ft
- Luxurious living accommodation throughout
- BER C1
- Situated on c. 0.5 acres
- Not overlooked to front or rear
- Quaint, peaceful setting
- Full alarm system
- Immaculate condition throughout
- Extremely high quality finish
- Oil fired central heating
- Stunning kitchen
- 4 bedrooms; 2 bathrooms
- Second reception Room
- Manicured green areas to front, sides and rear
- Mature trees
- Absolutely stunning property!
- Viewing highly advised
- M4 & N7 within ten minutes drive





## ACCOMMODATION

### HALLWAY

26'3" x 6'88" (8.03m x 2.1m)

Oak flooring, coved ceiling, recessed lighting, radiator cabinet and under stairs storage

### LOUNGE

14'9" x 12'1" (4.55m x 3.76m)

With oak flooring, feature fireplace, t.v. point, double doors to kitchen

### KITCHEN/DINING ROOM

34'5" x 13'8" (10.52m x 4.22m)

Fitted pine kitchen, gas and electric cooker, extractor hood, island breakfast bar, tiled floor, tiled splashback, dridge, dishwasher, washing machine wooden ceiling, recessed lighting, solid fuel stove, and French doors to rear patio.

### TV ROOM/BEDROOM 1

11'8" x 10'8" (3.3m x 3.3m)

Oak flooring and TV point

### BEDROOM 2

16'4" x 10'4" (5m x 3.28m)

Laminate flooring wardrobes tv point, Velux roof window. recessed lighting and french doors to patio area.

### BEDROOM 3

12'9" x 11'4" (3.9m x 3.5m)

Bedroom to front of property with fitted sliderobes(part mirror) laminate flooring and recessed lighting, tv point

### BEDROOM 4

11'8" x 8'8" (3.6m x 2.7m)

To front of property, laminate flooring, fitted sliderobes, radiator cabinet.

### ATTIC ROOM

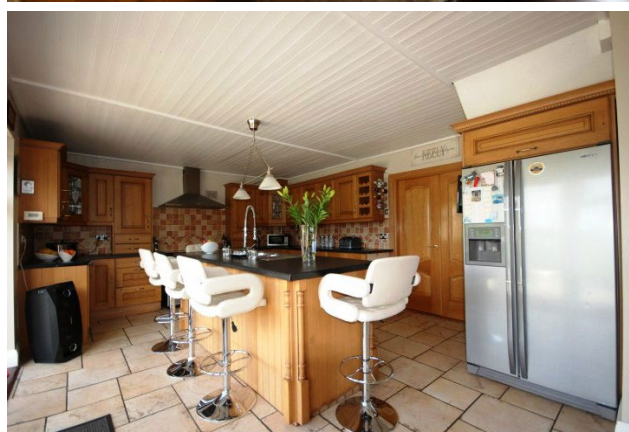
11'2" x 6'16" (3.43m x 1.88m)

Laminate flooring, built in day bed tv point and Velux roof window

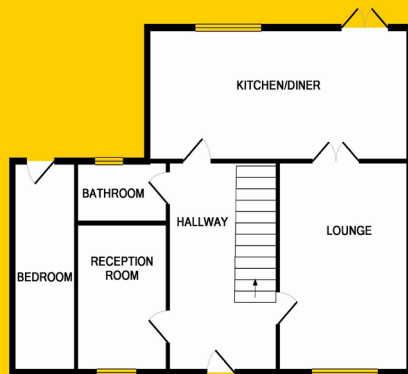
### SHOWER ROOM

9'1" x 8'0" (2.8m x 2.44m)

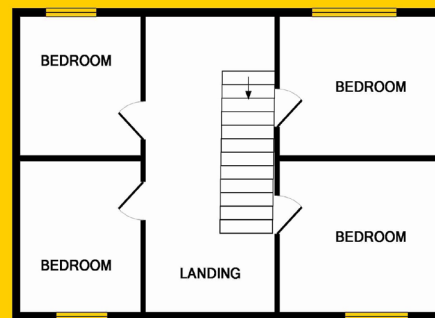
With Triton T90si electric shower, sliding shower screen, wc vanity whb filed floor, tiled splashback, recessed lighting.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## LOCATION



## NEGOTIATOR

Conor Clarke and he can be contacted on **01 4599288 or 086 837 1963.**

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.

## MORTGAGES

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- Choice of Lenders

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Financial Services Ltd

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