

Residential

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Sweet Briar, Furryhill, Rathmore, Co. Kildare

- Stunning five-bedroom detached residence extending 258 sq.m. set on 0.49 acres
- Accommodation comprises of kitchen/dining/sunroom, sitting room, five bedrooms, two en-suite, play room, office, workshop, storage area currently laid out as a utility/boot room, family bathroom and a raised decking area overlooking the mature grounds acting as an extended living area during the summer
- Set on a height this country residence naturally integrates into the scenic landscape where one can enjoy exceptional panoramic views of the Kildare countryside and beyond
- Awash with natural light with feature windows, exterior shutters, cut stone walls, bespoke kitchen, hardwood floors and a roll top bath are a few of the many attributes that make this an exceptional family home

5 bedroom detached residence extending 258 sq.m (2,777 sq.ft)

Guide Price:
€695,000

Private Treaty

Accommodation

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Entrance Hall **4.18m x 1.68m** Tiled floor, radiator cover and storage closet, downlights.

Living Room **4.20m x 5.00m** Tiled floor, high ceilings with wood cladding and down lights, solid fuel fire with granite surround & solid wood mantelpiece, feature windows over-looking beautiful landscape.

**Kitchen/
Dining /
Sunroom** **6.95m x 6.00m** Fully fitted kitchen, with oil fired Stanley rayburn cooker, granite worktop, splashback tiles, electric hob, extractor fan, feature copper hood, cut-stone feature wall with porthole, tiled floor, with feature window overlooking the landscape, pine clad ceiling, spotlights, solid fuel stove with granite hearth, double doors open to raised decking area with tempered glass panels surround.



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Bedroom 1	3.00m x 2.85m	Wood flooring, built-in shelving unit.
Bathroom	2.99m x 2.00m	Tiled floor and semi tiled walls, w.c., w.h.b., shower, shelving.
Bedroom 2	3.00m x 3.00m	Tiled floor, built-in wardrobes.
Bedroom 3	3.50m x 4.49m with ensuite 0.95m x 3.2m	Fully carpeted, additional sockets. Tiled floor, partially tiled walls, w.c., w.h.b.
Bathroom 4	3.00m x 2.86m	Wood floor, built-in wardrobes.
Master Bedroom	3.50m x 6.00m	Hardwood floors, walk-in wardrobe, telephone point, TV point, alarm panel, radiator cover.
Ensuite	2.45m x 2.96m	Roll-top bath, power shower, w.c., w.h.b., fitted mirror with lighting, extractor fan.



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Workshop	4.00m x 4.78m	Fitted kitchen cabinets and units, stainless steel sink, tiled floor, separate access to front.
Storage Area/ Utility Room	2.57m x 5.21m	Boot room with separate side access, integrated shelving and cabinet units, tiled floor, plumbed for washing machine.
Landing	2.75m x 4.31m	Hardwood stairs, velux window.
Upstairs Office	3.16m x 3.44m	Wooden floor, velux windows, additional sockets, telephone point.
Playroom/Studio	6.26m x 4.31m	Hardwood floors, beautiful views.
Ensuite	2.45m x 2.96m	Roll-top bath, power shower, w.c., w.h.b., fitted mirror with lighting, extractor fan.



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Location:

This property is located between the picturesque villages of Killeel (1.7km) and Rathmore (1.9km), located on the Dublin/Kildare border, approximately 7km from Rathcoole, 9.8km from Naas and 22km from Dublin city centre

Local amenities include a pub, community hall and church, it's a short drive to local schools within Rathmore, Kill and Rathcoole. The area also offers an abundance of sporting facilities with GAA, rugby clubs, equestrian centres and golf clubs

Excellent connectivity as the property is within 15km to nearest Luas stop (Citywest) and a short drive to the motorway network - N7/N9/N81 and Dublin City.

Additional Information:

Stainless Steel Shed
Oil central heating
Biocycle system
Double glazed windows 2022 and 2005
Outdoor tap
Original Built 1985 and extended in 2005

Services

Oil Central heating
Bio cycle
Private well

Garden

Beautifully maintained garden with separate herb and flower plot with boxed bedding, on 0.49 acres of mature planting & trees.

Items Included in sale:

Fixtures, fittings and window dressings including oil fired Stanley rayburn cooker, extractor fan, electric hob and copper hood.



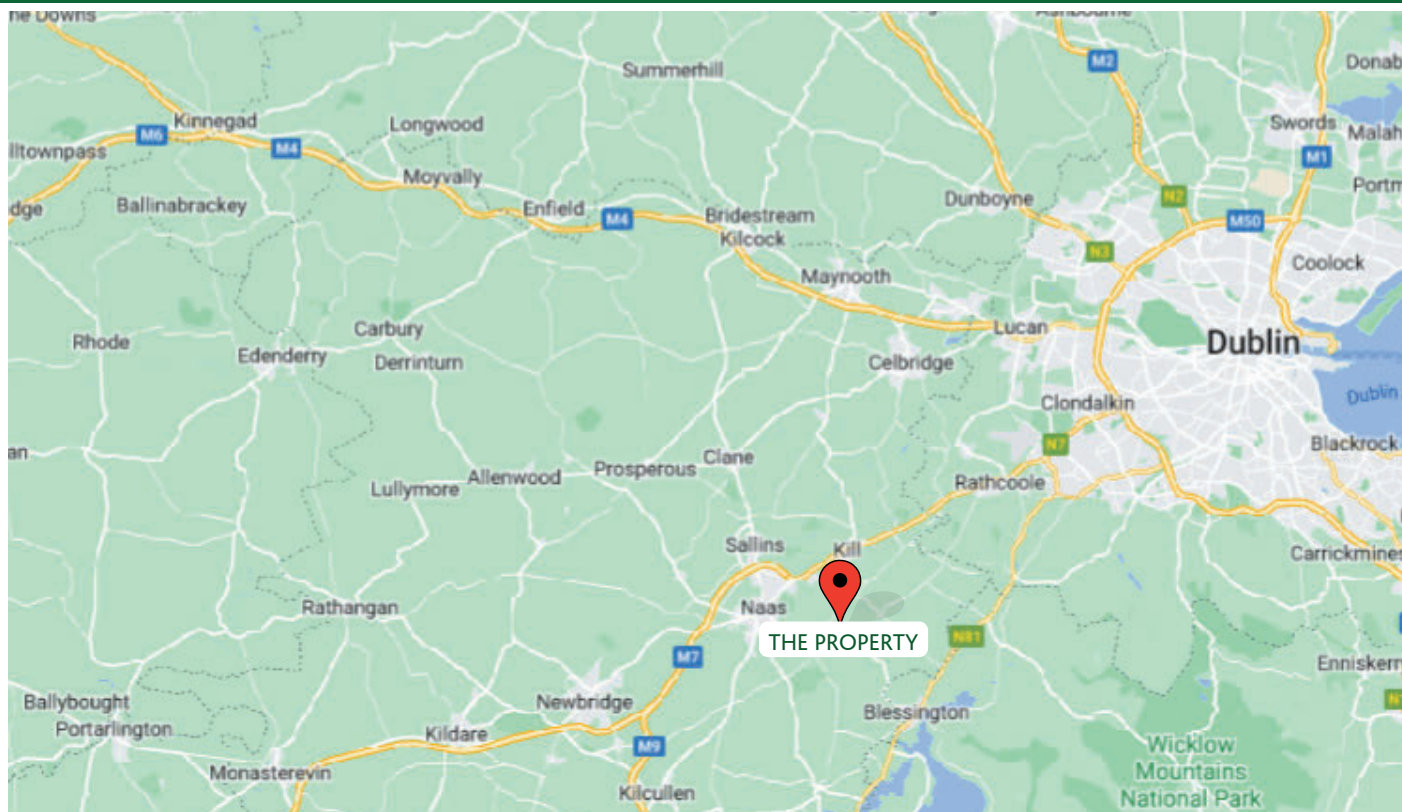
Floor Plans

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Directions

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Directions

W91 HW8A

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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