



DOWLING PROPERTY

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“Big Tree Cottage”, Narraghmore, Co. Kildare, R14AP92

Stunly Renovated 3 Bed, B2 Rated Cottage On Large Site

A.M.V. €425,000



Welcome to "Big Tree Cottage". Dowling Property have the great pleasure in offering this magnificent recently renovated home for sale in this highly sought after location. This wonderful B2 energy rated home was upgraded to the highest standards by its current house-proud owner and we can assure you that "no stone was left unturned" during the project.

Presented in show house condition throughout and sympathetically tastefully decorated combining the cottage style but with all modern comforts. The feature list is simply outstanding and includes a master bedroom en-suite, bright kitchen with vaulted lantern feature window, utility, 3 bedrooms and a show stopping sitting room with high ceilings and large wood stove. The insulation used in the renovation will surpass any future heating regulations providing a modern warm home with traditional features.

The site benefits from extensive road frontage, large gardens and rolling countryside views. There is also full planning permission for a detached workshop and one could not rule out the possibility of a further house in the front garden (S.T.P.P.). Just a c.200m walk will find you in the village centre and a c.10 minute drive to M9/M7 making for excellent access to Dublin City. With its magnificent presentation and layout, tremendous location, we must now advise on early viewings to avoid disappointment. A Real Gem!!



www.myhome.ie/4775139

The accommodation, which is bright and light filled throughout, briefly consists of entrance hallway, bed 1, open plan sitting room, bed 2, kitchen, utility, bathroom, master bedroom and en-suite.

All amenities are located close by in Narraghmore Village including cafe, public house, credit union and restaurant. A selection of primary schools are located close by which include Ballyshannon National School, Halverstown National School and Crookstown. Kilcullen is a c.10 minute drive away with a host of excellent shopping options along with direct access to M9.

Accommodation

Entrance Hallway	3.41m x 1.95m	A welcoming entrance hallway with dual aspect and weather shield door, solid wooden floor.
Bed 1 (Side)	4.48m x 3.76m	A very tastefully presented double bedroom with high ceilings, wide plank wooden floor and feature shutters.
Open Plan Sitting Room	7.80m x 4.48m	A real highlight of this special home is the large dual aspect sitting room which is light filled and features gorgeous wide plank wooden floor, original reconditioned cast iron radiators, feature window shutters and a raised fireplace with wood burning stove on a Liscannor stone hearth. Generous ceiling height with recise lights.
Bed 2 (Side)	2.82m x 2.69m	A charming single bedroom with wide plank solid wooden floor, window shutters and reconditioned cast iron radiator.
Kitchen	5.10m x 4.05m	The central heart beat of this wonderful home is this country kitchen with fully fitted units with wooden countertops, tiled back splash, built in gas hob & electric oven and a gorgeous Liscannor flag stone floor. The lantern feature window is a superb feature and it maximises light throughout the day.
Utility Room	2.04m x 1.91m	A welcome addition to any home is this well positioned utility room which is plumbed for washing machine and dryer. Window shutter and range of built-in storage units. Liscannor flagstone floor.
Master Bed	3.95m x 3.89m	Large master bedroom with solid wide plank wooden floor, cast iron radiator and window shutter.
En-Suite		A very generous sized en-suite with large rain shower, cast iron heated towel rail, heritage sink & flagstone floor.
Outside		A real highlight of this splendid home in the generous c.0.4 acre site which enjoys extensive road frontage and is accessed via an impressive electric gated entrance. There is a large garden to the front and one could not rule out further development in the form of a new dwelling (S.T.P.P.). There is also full planning permission for the erection of a workshop to the rear. This fine home enjoys rolling countryside views.

Features



- Just Completed High Grade Renovation
- Healthy B2 Energy Rating
- Master Bed En-Suite
- Utility Room
- Presented In Show-House Condition
- High Levels Of Insulation Throughout
- Completely Re-wired / Re-plumbed – Ready For Solar Cells
- Wifi Enabled Heating System With Multiple Zones
- Oil Heating & Wood Burning Stove
- Full Planning For A Detached Workshop
- Further Development Potential (S.T.P.P.)
- Rolling Countryside Views
- Electric Gated Entrance
- Extensive Road Frontage
- Septic Tank System
- Mains Water With Water Collection System
- Fibre Broadband
- Excellent Access To Dublin Via M9/M7
- Site Extends to c.0.4 Acres

BER Details

BER: B2 BER No.113654339 Energy Performance Indicator:115.84 kWh/m²/yr

To Include

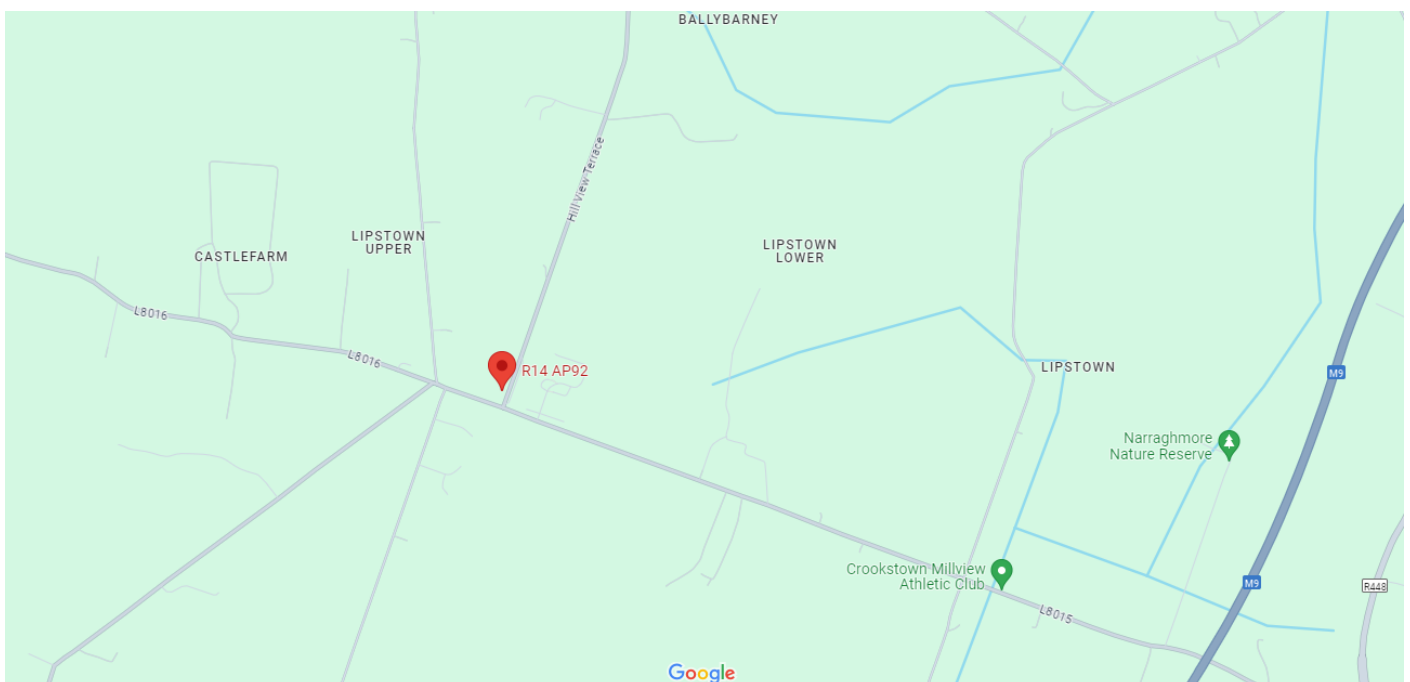
Window shutters, oven & hob & fridge/freezer

Viewing

Strictly By Appointment Only

Directions

R14AP92











Disclaimer

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The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.

