



JP&M
DOYLE

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FOR SALE

**SUPERIOR BUNGALOW
ON C. 0.5 ACRE/ 0.202 HA.,
NEWTOWN, EADESTOWN,**



**NAAS, CO. KILDARE,
W91TC2C.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated in this most convenient location just outside the town of Naas, close to the villages of Johnstown & Kill, within easy commuting distance of Dublin City, M50 and the airport. The area benefits from a host of amenities including horse riding, racing, water sports and numerous well known golf courses.

Naas: c. 4 miles. **Johnstown:** c. 5 miles. **Blessington:** c. 3 miles. **Dublin City Centre:** c. 16 miles.

DESCRIPTION:

Absolutely beautiful four bedroom bungalow extending to c. 146 sq. mts/ 1571 sq. ft. sitting on an attractive site of c. 0.5 acre. Internally the property is very well decorated and on entering the large inviting hall with feature window, there are doors to two reception large reception rooms off both with solid fuel stoves for cosying up in the winter. The large kitchen cum dining room is bright and airy and fitted with a bespoke country style kitchen complete with granite worktops. The four bedrooms are all double and all have fitted wardrobes. The bathroom has recently been completely renovated with new bathroom suite and tiled throughout. The gardens on this property are very pretty with mature trees and shrubbery allowing an abundance of colour on even the dullest of days. The house benefits from two detached garages and two entrances. This is a lovely family home in a much sought after area. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hall:

6.99m x 2.29m. With tiled flooring and cloakroom.

Living Room:

5.11m x 4.59m. With feature fireplace, wood burning stove, wooden floor and large feature windows.

Family Room:

5.13m x 4.17m. With mahogany surround fireplace and solid fuel stove with back boiler, wood paneling and built in units and hotpress with double doors to:

Kitchen:

6.97m x 3.05m. With cream country kitchen units, granite worktops, wood panelled ceiling with spotlights, tiled floor and tiled splashback opening to:

Sunroom/ Dining Room:

4.16m x 3.56m. With vaulted ceiling, tiled floor and door to gardens.

Utility Room:

3.05m x 2.30m. With fitted units, plumbed for washing machine, incorporating guest w.c.





Bedroom 1: 3.94m x 3.92m. With built in wardrobe and wooden floor.

Bedroom 2: 3.95m x 3.93m. With built in wardrobe and wooden floor.

Bedroom 3: 4.00m x 3.69m. With built in wardrobe and wooden floor.

Bedroom 4: 4.21m x 3.21m. With built in wardrobe and wooden floor.

Bathroom: 2.98m x 2.66m. Fully tiled with bath, w.c., w.h.b. with vanity unit and corner shower cubicle with electric shower.



SERVICES:

- Mains Water
- Septic Tank
- Dual Central Heating-Oil Fired and Solid Fuel

OUTSIDE:

- Double Garage: 10.99m x 7.30m. With ESB and up & over door
- Garage: 5.68m x 4.77m. With loft and up & over door
- Large drive
- 2 Entrances
- Barna shed
- Mature lawned gardens



VIEWING:

By Appointment Only

BER RATING:

C3 (102592102)

PRICE REGION:

€489,000



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Established. 1952

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