

Residential

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5 Rathview, Rathmore, Naas, Co. Kildare

- Spacious B rated five bedroom detached property with garage sitting on 0.62 acres extending 284 sq.m./3056 sq.ft
- Accommodation comprises of porch, hallway, living room, lounge room, kitchen/dining area, utility, dining room, two offices, boot room, five bedrooms, four en-suites, guest w.c., family bathroom and detached garage
- Accessed via electric gates, the property features a tarmac driveway and beautifully landscaped garden, including an orchard, mature shrubs, trees, and well-maintained hedging. A spacious west-facing raised patio area enhances the outdoor space, serving as an extended living area during the summer months
- Ideal for work/life balance with excellent fibre broadband connection complimented by two home offices
- Rathview is an exclusive development of eight houses, conveniently located only 7km from Naas and the M7 motorway, with the M50 just 20 minutes away
- Excellent local primary and creche facilities at one's doorstep, along with ample sporting and recreational facilities including horse racing, tennis, GAA, play grounds, gym and golf courses

PSRA No. 003764 coonan.com

**Spacious B rated
five bedroom
detached property**

**Guide Price:
€825,000**

Private Treaty

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Entrance Driveway

Electric gates, mature garden, tarmacadam drive with granite steps to front door.



Storm Porch	1.37m x 2.27m	Tiled floor.
Entrance Hall	5.90m x 3.63m	Hardwood oak floor, utility closet fitted with integrated shelving, decorative beading and dado rail.
Bedroom 5	4.76m x 3.91m	Hardwood floor, additional sockets.
En-suite	2.35m x 1.78m	Tiled floor, shower, w.c., w.h.b., vanity led mirror, splash back tiles.
Lounge/Playroom	4.23m x 3.65m	Currently laid out as a playroom, hardwood floors.
Living Room	4.82m x 4.96m	Hardwood floor, inset stove with polished sandstone surround, sliding doors to granite patio area.

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Kitchen	7.53m x 3.99m	Tiled floor, hardwood fitted kitchen with feature island, Granite worktops throughout, double oven, electric hob, extractor, stainless steel sink, fitted wine rack.
Utility Room	2.53m x 2.55m	Fitted cabinets stainless steel sink, plumbed for washing machine, utility cupboards.
Guest W.C.	0.97m x 1.56	W.C., w.h.b., with splashback tiles.
Dining Room	4.46m x 5.27m	Hardwood flooring, bi-fold doors to back garden & tarmacadam patio area.
Bedroom 5	4.23m x 3.38m	Hardwood flooring.
En-suite	0.89m x 2.90m	Tiled floor, shower enclosure with power shower, w.c., w.h.b., shaving light.
Home Office	3.15m x 2.05m	Oak floor finish, shelving.
Boot Room	2.00m x 1.34m	Tiled floor, door to side access.



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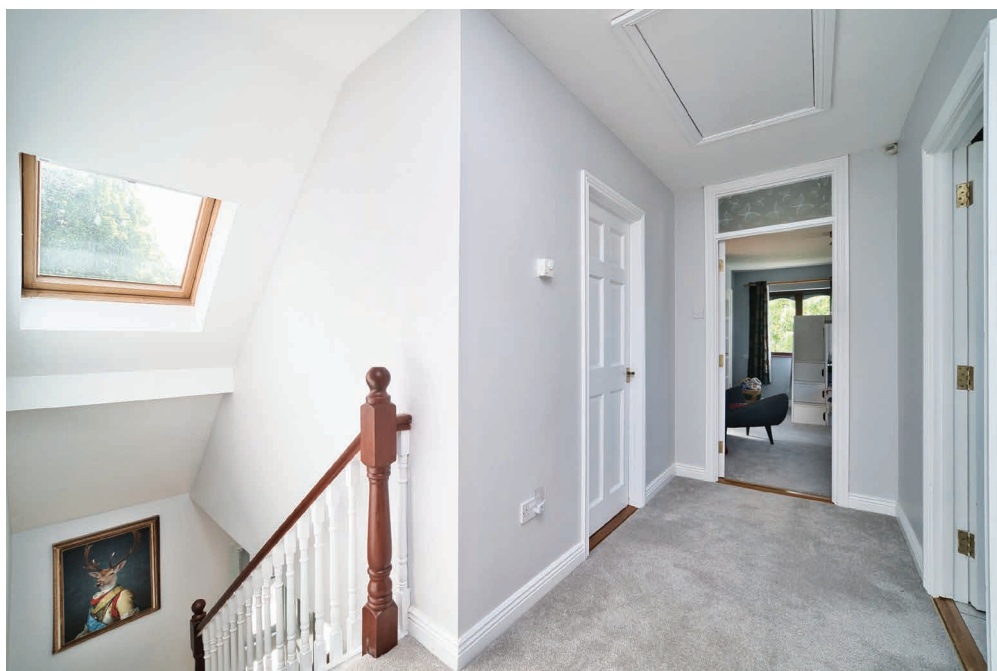


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First Floor

Landing		Carpet and carpet runner stairs.
Bedroom 1	4.82m x 4.31m	Fully carpeted, shelving
Walk-in Wardrobe	1.95m x 1.52m	Recessed storage space.
En-suite	2.19m x 2.26m	Pine floorboards, partially tiled walls, shower enclosure with power shower, w.c., w.h.b.
Bathroom	2.57m x 2.69m	Tiled bathroom, w.c., w.h.b, bath with shower, fitted shelving units. Partially completed sauna (1.88m x 1.80m)
Bedroom 2	3.97m x 2.77m	Fully carpeted, shelving.
Master Bedroom	6.79m x 6.00m	Fully carpeted.
Walk-in Wardrobe	4.35m x 1.19m	Shelving and hanging space
En-suite	2.00m x 3.00m	Tiled floor, power shower, w.c., his and hers wash hand basins vanity units with led fitted mirrors, Velux windows.
Study	3.5m x 2.15m	Hardwood floors.



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Garden:

Attractive raised west-facing granite patio area with granite edging & walled surround, lawn, mature planting and orchard, subdivided garden with sandstone stepping stones into enclosed garden.

Garage (7.2m x 3.7m):

Block built and rendered garage with up and over electric door.

Additional Information:

- Built 1996
- Solar panels (for hot water)
- Double glazed wood grain windows

Items Included in sale:

Fixtures, fittings and window dressings including blinds and curtains, double oven, electric hob, extractor

Services:

- Oil fired central heating
- Septic tank
- Mains water



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Floor Plans



Ground Floor

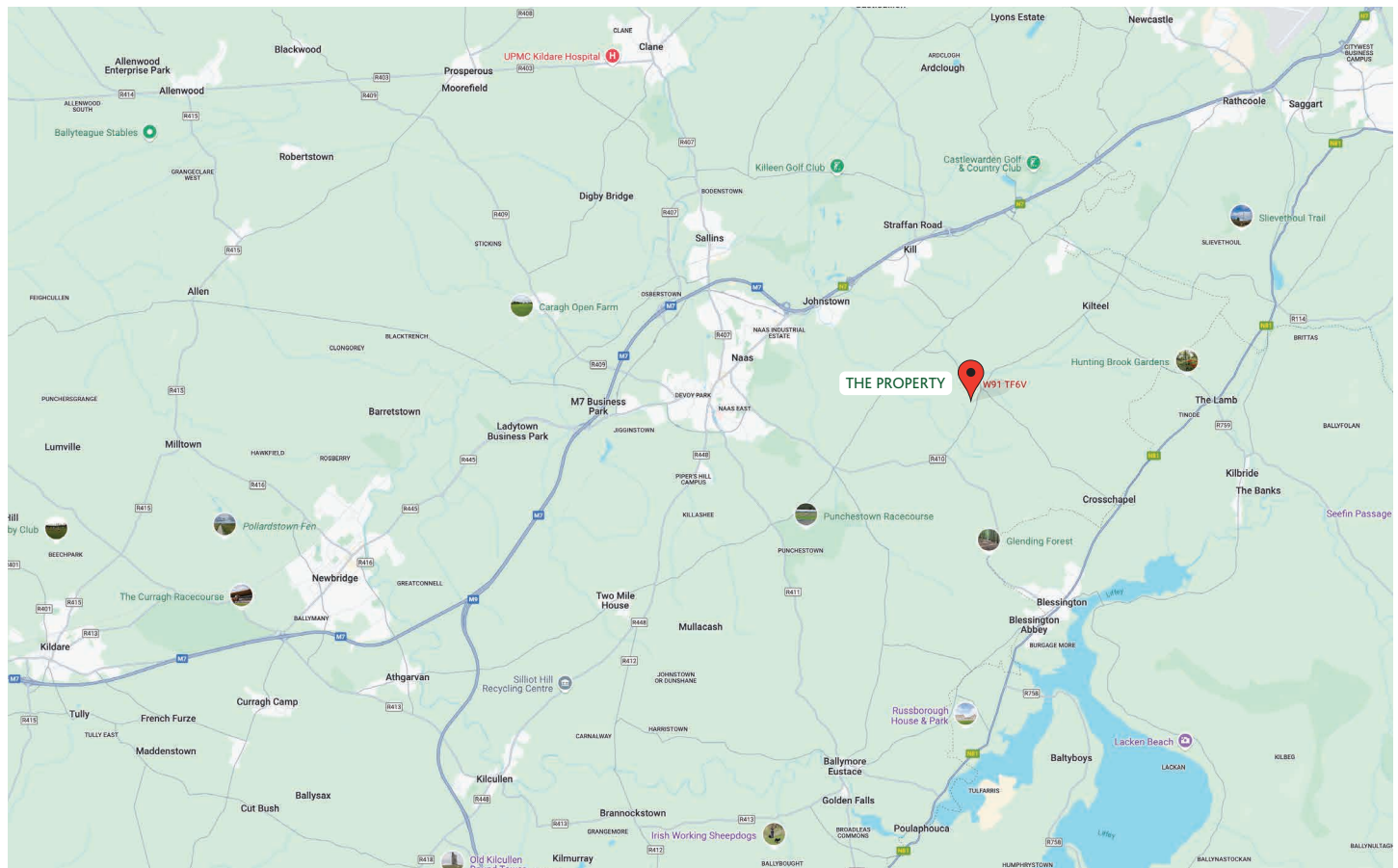


First Floor



Directions

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Directions

Eircode: W91 TF6V



Viewing

By appointment only

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