#### Residential





#### Ferneley Lodge, Hillfarm, Narraghmore, Co. Kildare

 Picturesque detached four bedroom with natural stone cladding extending to 173 sq.m

 Approached by natural stone piers & mature native trees with secondary entrance sitting 0.54 acres of mature grounds with outbuildings

 Accommodation comprises of entrance hallway, living room, kitchen, dining room, office, study, playroom/gym, four bedrooms, en-suite and two family bathrooms

• This residence is located close to the quaint village of Narraghmore with gastro pub, a community run grocer & tearooms, a very successful St Laurence's GAA club and associated facilities.

The residence is only 10 minute's drive to Kilcullen and within 20 minute's drive to Naas town centre

• Excellent connectivity with transport for Ireland frequent bus links to nearby towns, easy access to M9 motorway connecting to Dublin and all major national road networks.

 An excellent array of local schools, including Ballyshannon National school, St. Laurence's national school and Cross & Passion secondary school in Kilcullen 4 bedroom detached residence extending to approx. 173 sq.m (1,862 sq.ft)

Guide Price:

€550,000

**Private Treaty** 



Entrance Hallway	2.88m x 7.49m	Composite front door, semi solid flooring, double doors into hall, wooden beams and alarm panel.
Living Room	3.65m x 4.19m	Semi solid floor, feature stone fireplace with integrated stove, vaulted ceilings, feature window overlooking the drive.
Dining	6.77m x 4.16m	Split level, semi solid flooring, cut stone wall cladding with natural fireplace, wood panel vaulted ceilings & bay window overlooking rear garden.













Kitchen	3.00m x 4.32m	Tiled flooring, integrated wall and floor units, Belfast sink, hardwood worktops, integrated wine rack, double oven, glass block wall.
Office	3.36m x 6.21m	Split level, additional storage.
Office storage/utility closet	1.53m x 3.00m	Additional storage, closet and sliding doors leading to rear garden.













Playroom/Gym 4m x 3.74m Semi solid flooring.

Bathroom 2.17m x 2.41m Tiled flooring, w.c., w.h.b., splashback tiles, shaving light,

integrated shelving and electric shower.

Inner Hallway

Master Bedroom & Ensuite 4.52m x 3.55m

Carpet, wardrobes, en-suite with w.h.b., w.c., shower enclosure.











Bedroom 2	3.76m x 2.33m	Laminate flooring.
Bedroom 3	71m x 2.4m	Semi solid flooring, attic access.
Bedroom 4	2.8m x 4.2m	Storage units, w.h.b.











Bathroom 2.27m x 2.95m Fully tiled, step in deep fill bath, power shower, glass façade w.c.,

w.h.b. with vanity unit and heated towel rail.

**Garden** Private garden with raised patio area, mature grounds with

picturesque landscaping.

Block Built Garage 7.3m x 4.14m

Concrete flooring, sub-divided into two.











#### Additional Information:

Gross internal floor area approx. 173 sq.m. Internal solid wood doors throughout Out buildings & secondary entrance

#### Services:

Oil Central heating

#### Items Included in sale:

Fixtures, fittings and window dressings.













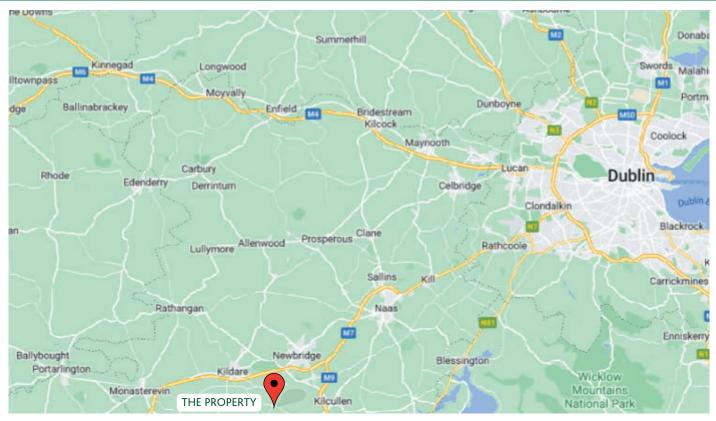
# Floor Plans





### **Directions**





**Directions** 

R14 W027

**BER** 

BER D2

Viewing

By prior appointment at any reasonable hour.



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