



MAGNIFICENT 4 BEDROOM DETACHED RESIDENCE WITH DETACHED GARAGE, 3 BOXES AND ARENA ON C. 4.84 ACRES

Wildwood House, Morganstown, Ballymore Eustace, Co. Kildare, W91 YY44

GUIDE PRICE: € 950,000



PSRA Reg. No. 001536

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FEATURES:

- Energy efficient B rated home
- Pressurised water system
- Oil fired central heating
- Natural slate roof
- Granite sills
- Recessed Sandstone entrance with electric gates
- c. 310 sq.m. (c. 3,336 sq.ft.) of accommodation
- Standing on c. 4.84 acres (c. 1.96 ha)
- Detached garage incorporating gym and office
- 3 boxes, sand arena, feed house, tack room, store and lofted hay store
- Excellent location close to Naas, Ballymore Eustace and Punchestown Racecourse

DESCRIPTION:

Wildwood House is a wonderful imposing two storey residence built in 2002 containing c. 310 sq.m. (c. 3,336 sq.ft.) of spacious light filled accommodation with Sandstone exterior, oil fired central heating, PVC double glazed windows, granite sills, 4 bedrooms and 5 bathrooms presented in immaculate condition by the owners. On entering the house you have a spacious light filled hall with sweeping staircase to upstairs, off the hall on the right is the sittingroom with marble fireplace and double doors leading to diningroom with double door to conservatory and French doors to garden. On the left of the hall is the livingroom with inset stove and double doors to kitchen with fitted units, island unit and granite worktops. Also on the ground floor is the utility and guest toilet. Upstairs there are 4 generous bedrooms and 5 bathrooms.

Approached by a recessed stone entrance with electric gates to a sweeping tarmac drive leading up to the residence with separate detached garage, 3 boxes and sand arena standing on c. 4.84 acres (c. 1.96 hectares) mainly in grass with trees and hedges.

Situated in a superb location adjacent to Punchestown Racecourse in a nice rural setting yet easily accessible to the surrounding towns of Naas (5 km), Ballymore Eustace (5½ km), Kilcullen (11 km) and Newbridge (16km).

The area has the benefit of a good road and rail infrastructure with the N7 three lane carriageway (10 km) providing speedy access to the M50 (27 km), bus route from Naas or No. 65 bus from Ballymore Eustace and train service from Sallins or Newbridge Stations.

The area has a wealth of amenities with water sports, GAA, rugby, tennis, soccer, hockey, leisure centres, athletics, horseriding, golf, fishing, canoeing, hillwalking and racing in Punchestown, Naas and the Curragh.

ACCOMMODATION:

Hallway : 2.93m x 3.77m
tiled floor, coving, recessed lights, double doors

Sitting Room : 5.28m x 6.84m
bay window, marble fireplace, French doors to patio, coving, recessed and wall lights, double doors to:

Dining Room : 3.45m x 5.85m
bay window, coving and double doors to:

Conservatory : 4.20m x 3.90m
tiled floor, recessed lights, patio doors and French doors to patio

Utility Room : 2.90m x 3.00m
plumbed, fitted ground and eye level presses, tiled floor and surrounding

Toilet : w.c., w.h.b, tiled floor

Kitchen : 5.73m x 6.00m
bay window, with seat fitted, tiled floor, coving, recessed lights, ceramic sink, granite worktops, larder unit, island unit, Bosch integrated dishwasher, double doors to:

Living Room : 5.70m x 4.80m
coving, recessed lights, inset stove, laminate walnut floors, bay window

Landing : vaulted ceiling

Bedroom 1 : 6.80m x 6.00m
bay window, coving, recessed lights, built in wardrobe

En-suite : 2 vanity w.h.b., granite worktop, corner shower, w.c., fully tiled, recessed lights

Bedroom 2 : 4.65m x 3.83m

En-suite : w.c., w.h.b., shower, tiled floor and surround

Bathroom : w.c., w.h.b, Jacuzzi bath with shower attachment, recessed lights, fully tiled

Bedroom 3 : 5.30m x 3.27m

En-suite : Corner shower, w.c., w.h.b., fully tiled

Hotpress : walk-in

Bedroom 4 : 5.32m x 4.27m bay window

En-suite : w.c., w.h.b., power shower, fully tiled

OUTSIDE:

Approached by stone recessed entrance through electric gates to a sweeping tarmac drive, gardens laid out mainly in lawn with trees and hedges, large paved patio area, outside socket and tap. Separate detached garage (4.9m x 6m) with up and over door, incorporating gym (6m x 3.56 with laminate floor) and office overhead (3.9m x 8.5m with laminate floor). Hardcore yard, 3 boxes, sand arena (27m x 46m), feed house, tack room, store, lofted hay store. The lands are laid out in paddocks all in grass.

SERVICES:

Mains water, septic tank drainage, oil fired central heating, electricity, refuse collection, alarm, broadband, intercom system, pressurised water system

INCLUSIONS:

Carpets, dishwasher, Britannia gas/electric stove, blinds, lights

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