Beech Lodge On C. 1 Acre/0.4 Ha.,

Mylerstown, Two Mile House, Naas,
Co. Kildare, W91 F3XW.

4 4 183 sq.m

(045) 865 568

www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Situated close to the village of Two Mile House between Naas & Kilcullen town. Close to local towns, Naas, Kilcullen & Newbridge. With numerous shopping centres, pubs, schools, churches and a post office within c. 2.5 mile radius of this property. Excellent sporting & leisure facilities on doorstep, swimming, football, rugby, scouts, three racecourses, four golfclubs, Mondello Park & the K Club a short distance away, within easy commuting distance of Dublin via M9 & M7.

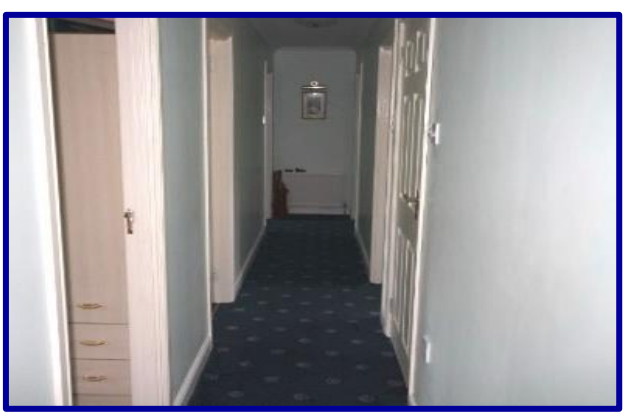
DESCRIPTION:

Large four bedroom family home in a very sought after location, extending to c, 2000 sq.ft., on c. 1 acre with mature private gardens, surrounded by luscious Beech hedging. Ample car parking front & rear with excellent storage facilities.

ACCOMMODATION:

Large Entrance Hall	5.60m x 3.02m.	Featuring full width uPVC windows & door. Double panel radiator.
Family Room	5.30m x 4.27m.	Featuring brick open fireplace
Dining Room	4.27m x 3.70m.	
Kitchen	5.30m x 3.30m.	With modern fitted units, including oven, hob, extractor fan, combo microwave, dishwasher & fridge/freezer. Granite worktops.
Utility Room	2.41m x 2.24m.	It has built in sink & storage units & is plumbed for washing machine & dryer. Door leads to back garden. Granite worktop.
Playroom	5.87m x 3.66m.	With own entrance to front.
Hallyway		Walk in hot press with shelves.

Bedroom 1	1.40m x 3.12m.	Double bedroom with space for large built-in storage unit.
Bedroom 2	3.43m x 3.12m.	Double bedroom
Bedroom 3 (Master Bedroom)	4.45m x 3.28m.	Double bedroom
En-Suite		Incorporating w.c, w.h.b & Triton T90i shower & screen.
Bedroom 4	4.30m x 3.20m.	Double Bedroom
En-Suite		Comprising w.c, w.h.b, mains shower & screen with uPVC paneling.
Bathroom 2	2.44m x 3.38m.	White suite including w.c, w.h.b, bath & shower.



VIEWING:	BY APPOINTMENT ONLY
BER:	C3 (103386850)
PRICE REGION:	€595,000

JP&M DOYLE Established. 1952

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