



5 The Crescent, Johnstown Manor, Johnstown, Co. Kildare, W91 T380.

***5 The Crescent,
Johnstown Manor,
Johnstown,
Co. Kildare,
W91 T380.***

***An exceptional 4
bedroomed detached
home, located in the
highly sought-after
Johnstown Manor Estate.***

Asking Price €

***Selling agents
Sherry FitzGerald
O'Reilly***

***Phone 045 866466
info@sfor.ie***

BER B3, BER No. 10820856



Sherry FitzGerald O'Reilly are delighted to introduce you to 5 The Crescent, Johnstown Manor, an exceptional 4 bedroomed detached home. Located in the highly sought-after Johnstown Manor estate, Number 5 is the perfect home for a growing family, offering an abundance of space both inside and out.

This home has been thoughtfully extended and meticulously cared for over the years, featuring a two-storey extension to the rear and a converted attic, creating an inviting and generously proportioned living space. High-quality finishes and fixtures are found throughout this warm and inviting home, which is in excellent condition throughout. With multiple reception rooms, four double bedrooms, and a large garden, this home has been perfectly designed for modern family living.

Located in the historic village of Johnstown, with restaurant, garden centre and creche within walking distance, it is also close to Naas town (2.5km) with its many boutiques, restaurants, bars, Theatre, cinema, hospital and schools. Local sporting facilities include the Palmerstown House Golf Course, Naas Rugby Club and Toberton Lodge Riding school, all just five minutes from this home. For the racing enthusiast, Punchestown, Naas and the Curragh racecourse are nearby.

This home is perfectly located for commuters, beside Junction 9, making the City centre and Dublin airport within easy reach. The commuter train service is 10 minutes away in Sallins with trains to Heuston and the Docklands, and the Citywest Luas stop just 15 minutes' drive. The 126 bus to Dublin and Kildare also stops in the village.

The accommodation in this wonderful family home comprises entrance hall, sitting room, living/kitchen/dining room, utility and guest wc. First floor-4 double bedrooms (one en-suite, and two with dressing room) and a family bathroom. Second floor – converted attic with lounge and office.

Entrance Hallway 6.43m x 1.85m (21'1" x 6'1"): The bright and welcoming hallway is laid with a solid oak floor which runs through to the sitting room and playroom, with carpet to the stairs

Sitting Room 5.75m x 3.86m (18'10" x 12'8"): The sitting room is an elegant room of generous proportions. The focal point is a granite fireplace with wooden surround and cosy open fire. Either side of the hearth, stylish bespoke fitted cabinets and shelving offer lots of storage and display. Pocket doors seamlessly connect this room to the living area.

Playroom 3.48m x 2.38m (11'5" x 7'10"): This room, with views over the front garden, would be suitable for a variety of uses.

Guest WC 1.54m x 0.63m (5'1" x 2'1"): With wc, wash basin and tiling to floor and walls.





Living Area/Kitchen/Dining Area This is a substantial space, enjoying the best of open plan living. Filled with natural light, this versatile room offers three distinct zones for lounging, dining, and cooking, making it the perfect hub for family life and entertaining.

Dining Area 3m x 2.94m (9'10" x 9'8"): The dining area is a light filled room of triple aspect with overhead Velux window and French doors to the patio.

Living Area 5.8m x 4.23m (19' x 13'11"): The living area offers a large comfortable place to relax.

Kitchen 7.43m x 3.1m (24'5" x 10'2"): The kitchen is both stylish and functional, featuring a superb selection of sleek, contemporary cabinets and drawers topped with a seamless Corian worktop. A matching Corian breakfast bar offers a spot for casual dining. The centrepiece is a Rangemaster Classic dual-fuel cooker, complete with an oven, grill, and five-burner gas hob. The kitchen also includes an integrated dishwasher and a fridge-freezer. The entire space is finished with beautiful porcelain floor tiles underfoot.

Utility Room 2.21m x 1.44m (7'3" x 4'9"): The utility room includes a range of storage presses, worktop and sink. It is plumbed for both washing machine and dryer. It contains the gas boiler and from here the back door leads to the covered side passage. With tiled floor and splashback.







Floor 1

Landing 4.98m x 4.32m (16'4" x 14'2"): The landing has a carpet floor and hot press off.

Bedroom 1 4.86m x 3.6m (15'11" x 11'10"): This is a very generous bedroom to front with a range of fitted wardrobes and a carpet floor.

Dressing Room 2.37m x 1.3m (7'9" x 4'3"): The walk-through dressing room features a dressing table and fitted wardrobes.

En-Suite 2.42m x 1.4m (7'11" x 4'7"): With a large shower, heated towel rail, wc and wash basin including metal console, the ensuite is tiled to floor and shower in porcelain tile with mosaic accents.

Bedroom 2 5.68m x 3.17m (18'8" x 10'5"): This is a large double room with view of the rear garden. It is fitted with two sets of built in wardrobes and an oak laminate floor.





Bedroom 3 5.41m x 2.93m (17'9" x 9'7"): A spacious double room with rear view, bedroom 3 has a carpet floor and dressing room.

Dressing Room 2 2.32m x 1.22m (7'7" x 4'): With carpet floor.

Bedroom 4 4.65m x 3.9m (15'3" x 12'10"): This is a bright double room with two windows overlooking the green area to front. It has a carpet floor.

Family Bathroom 2.8m x 1.22m (9'2" x 4'): Comprising a large shower cabinet with electric shower, wc, and wash basin, the bathroom is tiled to floor and surrounds.

Floor 2

Lounge 5.73m x 4m (18'10" x 13'1"): The attic has been converted to offer both an office and this large versatile space. It is flooded with natural light from the two Velux windows overhead. It has a wooden floor and eaves access.

Office 3.76m x 2.3m (12'4" x 7'7"): With Velux window and carpet floor.





Special Features & Services

- Built in 2001 and extended in 2010.
- Extends to 232m2 approximately.
- Gas Fired central heating with smart Climote controls.
- uPVC double glazed windows and new composite front door.
- Fitted Phonewatch alarm system.
- Low maintenance exterior.
- Cobblelock drive to front with generous off street parking.
- Overlooking large green area.
- All quality carpets, curtains, blinds and most light fittings included.
- All fitted kitchen appliances included.
- uPvc Soffit and fascia.
- Large southwest facing garden to rear in lawn with border and steel shed.
- Easy walk to Johnstown village with restaurants and garden centre.
- A short drive to the centre of Naas town with its array of shops, bars, restaurants, theatre, schools, hospital, cinema and many sporting facilities..
- Easy access to Junction 8 and 9 of the N7/M7, just a 10 minutes' drive to the commuter train in Sallins and 15 minutes to the Luas at Citywest. Bus stop for city services in village.

Outside:

This home features a spacious cobblelock driveway to the front, providing secure, off-street parking for up to four cars. A weeping cherry tree and a variety of shrubs adorn a small lawn.

In the back garden, the sizeable lawn provides plenty of space for family activities, while a generous paved patio is ideal for alfresco dining and relaxation. To rear, the backdrop is a deep flower border, stocked with colourful fuschia, smokebush, hackberry and silvergrass. With outdoor tap, gated side access and a metal shed (3m x 3m) on concrete base.





CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001057