

BER B

16 Gleann na Riogh Way, Naas, Co. Kildare, W91 YK0E.

Sherry FitzGerald O'Reilly

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A very spacious extended 3 bedroomed semi-detached home with attic conversion set in a quiet cul de sac in the Monread area!

€569,000

For Sale by Private Treaty

Viewing strictly by appointment

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BER B BER No. 120124417.



Sherry FitzGerald O'Reilly are delighted to present 16 Gleann na Ríogh Way, a very spacious extended 3 bedroomed semi-detached home with attic conversion set in a quiet cul de sac in the Monread area.

Thoughtfully maintained and tastefully upgraded by its current owners, this home exudes warmth and style throughout. Cleverly extended over the years to maximise living space, the ground floor now features a bright sunroom, while the first-floor benefits from an additional bedroom complete with ensuite. The large, converted attic provides flexible extra space, perfect for a home office, playroom or den.

This home is in a prime location, from here it is a short walk to Naas town centre and close to a host of amenities -shops, restaurants, schools, crèches, leisure centre, cinema, tennis club, GAA, local park and Monread Shopping Centre. Close to the Dublin Road, it offers easy access to the M7/N7 motorway just four minutes away and the rail line in Sallins is a seven-minute drive.

The well-proportioned accommodation in this fine property briefly comprises – entrance hall, living room, family room, kitchen/dining room, sunroom, utility, guest wc. Floor 1 – landing with office space, 3 double bedrooms (1 en-suite) and family bathroom, Floor 2 – attic room.

Combining generous proportions with a peaceful, family-friendly setting, 16 Gleann na Ríogh Way is the perfect home for a growing family.

Accommodation

Entrance Hall 4.58m x 1.85m (15' x 6'1"): The welcoming hallway has a bay front door, attractive wall panelling, oak laminate floor and carpet to stairs. With understairs storage closet (1.4m x 0.29m).

Sitting Room 4.47m x 4m (14'8" x 13'1"): This is a generous room with a bay window to front and featuring a fine cast iron fireplace with a wood burning stove. Either side of the hearth are bespoke fitted cabinets, and double doors open seamlessly to the dining area.









Family Room 4.64m x 2.43m (15'3" x 8'): This is a versatile room which could be used as a fourth bedroom, office or playroom. It is fitted with custom shelving and cabinets and is floored in a warm oak laminate.

Kitchen/Dining Room 6.05m x 4.61m (19'10" x 15'1"): The heart of the home, the kitchen features country style cabinets paired with oak worktops, a traditional Belfast sink, and an island unit with built-in storage and seating. It includes a statement Rangemaster dual-fuel range cooker, an integrated dishwasher, and is finished with a stylish ceramic-tiled splashback. The dining area is open to the sunroom















Sunroom 3.83m x 3.33m (12'7" x 10'11"): The sunroom is a wonderful addition to the home, flooded with natural light from its dual aspect design, with Velux windows overhead and French doors which open to the garden. A striking red brick feature wall adds character, while the room is warmed by a cast iron woodburning stove.

Utility Room 3.76m x 2.43m (12'4" x 8'): The utility room includes washing machine, tumble dryer, storage presses, gas boiler and back door. With panelling to walls and a laminate oak floor.

Guest WC 1.27m x 1.18m (4'2" x 3'10"): With wc and wash basin.







Upstairs -Landing 5.26m x 2.55m (17'3" x 8'4"): The roomy landing includes office space to front and panelling to walls. With carpet floor and hot-press off.

Bedroom 1 6.4m x 2.39m (21' x 7'10"): This is a sizeable double room which was added 12 years ago. It is a bright space, with a wood panelled ceiling and a range of fitted wardrobes

En-Suite 2.35 x 1.96m (2.35 x 6'5"): The en-suite includes wc, wash hand basin and quadrant shower unit with electric shower. It is fully tiled to floor and shower.

Bedroom 2 4m x 4.11m (13'1" x 13'6"): This large double bedroom to the rear of the house is fitted with a selection wardrobes and carpet floor.

Bedroom 3 3.66m x 3.46m (12' x 11'4"): This is another roomy double with front view. It has built in wardrobes and a laminate oak floor.

Family Bathroom 2.85m x 2.29m (9'4" x 7'6"): The generous main bathroom includes a double ended rolltop bath, quadrant shower unit with power shower, wc, vanity and heated towel rail, with attractive porcelain tiling to floor and walls.















Special Features & Services

- Built circa 1996.
- Generous accommodation of 175m^2 approximately.
- Extensions to rear and over family room.
- Attic conversion.
- Cul de sac setting.
- Gas fired central heating plus two woodburning stoves.
- In a family friendly location.
- Versatile reception rooms.
- Extended main bathroom.
- uPVC windows and composite front door.
- uPVC fascia and soffits.
- Fitted alarm.
- New flooring and internal doors downstairs.
- All carpets, curtains, light fittings, listed appliances and most blinds included.
- Off street parking for 3 cars.
- Lovely garden to rear with lawn, decking and raised beds filled with shrubs and trees.
- Close to Monread Park and a short walk to school, shops, creche, leisure centre and cinema.
- 20-minute walk to the centre of Naas town, with its many boutiques, restaurants, bars and leisure facilities.
- Four-minute drive to the M7/N7 Junction 9 and seven minutes to the Arrow rail link in Sallins with trains to Heuston and the docklands.





Floor 2

Landing 1.24m x 1.04m (4'1" x 3'5"): With carpet floor and Velux window.

Attic Room 4.66m x 3.5m (15'3" x 11'6"): The attic room is bright and airy, with two Velux windows overhead. Suitable for multiple uses, it has a solid wooden floor, panelled ceiling and eaves access.









Outside To the front of the house, the drive can accommodate three cars off street. The drive is lined with beds filled with specimen trees and shrubs – ninebark, photinia and willow.

The rear garden features a large low maintenance composite deck. There are two paved patios and lawn surrounded by raised beds filled with shrubs such as Portuguese laurel and orange blossom, and trees – birch and cordyline. Included are a wooden shed, outside tap and gated side entrance.

Directions

On entering Naas from the Dublin side, pass the Odeon Cinema and take the next right at the traffic lights, onto Maudlins Avenue. Take the next right turn into Gleann na Ríogh Drive. Take the next left onto Gleann na Ríogh Close and follow the road right, then left onto Gleann na Ríogh Way. Number 16 will be on the right-hand side.









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