



Stoneybrook, Mylerstown, Two Mile House, Naas, Co. Kildare, W91 V6YV.

***Stoneybrook,
Mylerstown,
Two Mile House,
Naas, Co. Kildare,
W91 V6YV.***

Asking Price €520,000.

***A charming bungalow
nestled in tranquil gardens
spanning half an acre!***

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

***Phone 045 866466
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Sherry FitzGerald O'Reilly are delighted to welcome you to Stonybrook, a charming bungalow nestled in tranquil gardens spanning half an acre. This spacious and light-filled home offers four bedrooms and versatile reception rooms, making it an ideal home for the growing family. This superb home of 151m² approximately is situated in Mylerstown, a peaceful location within the parish of Two Mile House.

From this property it is just a 3 minute drive to Two Mile House village, with its Primary school and preschool, local church and the Brown Bear restaurant. A ten minute' drive takes you to the centre of Naas town with its excellent shops, restaurants, schools and sporting facilities - golf clubs, rugby club, GAA and racecourse to name a few. The busy town of Newbridge is 15 minutes away, boasting the Whitewater shopping centre, major retailers and an abundance of leisure facilities. Two Mile House enjoys easy access to major road networks including the M7 and M9, plus the train station at Sallins is just 16 minutes away.

The well-proportioned accommodation in this fine property briefly comprises entrance hall, sitting room, living/dining room, kitchen/dining, pantry, back hall, guest wc, family bathroom, 4 double bedrooms. Garage, boiler house and utility.

Porch 1.32m x 0.78m (4'4" x 2'7"): With Sliding door and tile floor.

Hallway The welcoming hallway has a laminate oak floor and both cloakroom and hotpress off. It has Stira stair access to the part floored attic. A Velux window overhead ensures the hall is full of light.

Sitting Room 5.17m x 3.91m (17' x 12'10"): This is a lovely sunny room, with broad windows to front and side. A large stone fireplace with a slate hearth adds warmth and character.



Living/Dining Room 7.37m x 4.23m (24'2" x 13'11"): In this substantial room, a pine panelled archway links the living and dining areas. Dual aspect windows and sliding doors to the garden offer views of the garden and lots of natural light. A marble fireplace warms the room, and it has an oak floor underfoot.

Kitchen/Dining Area 7.2m x 3.25m (23'7" x 10'8"): The kitchen features an attractive range of oak cabinets offering lots of storage. It has a terracotta tile floor and tile splashback. Included are a freestanding cooker with two ovens and ceramic hob, dishwasher and fridge freezer. Dual aspect views offer views of the garden and fields beyond. In the dining area, the pine panelled ceiling stretches up to a Velux window.





Pantry 1.5m x 1.07m (4'11" x 3'6"): With shelving, tile floor and chest freezer.

Rear Hall 1.86m x 1.5m (6'1" x 4'11"): With tile floor and upvc back door.

Guest WC 1.68m x 1.16m (5'6" x 3'10"): This contemporary bathroom features attractive tiling to walls and floor, wc, vanity unit and heated towel rails.

Family Bathroom 2.9m x 1.48m (9'6" x 4'10"): The stylish bathroom comprises wc, wash basin, heated towel rail and large shower with pumped electric shower. The room is fully tiled.

Bedroom 1 3.36m x 2.88m (11' x 9'5"): A spacious double room with rear view, it has a carpet floor.

Bedroom 2 3.8m x 2.72m (12'6" x 8'11"): This is a generous double bedroom with front aspect, carpet floor and built-in wardrobe.

Bedroom 3 2.71m x 2.71m (8'11" x 8'11"): Bedroom 3 is to front, with carpet floor and built-in wardrobe.

Bedroom 4 2.71m x 2.71m (8'11" x 8'11"): This is another double bedroom to front, with built in wardrobe and carpet floor.







Special Features & Services

- Built in the 1970's and extended in the 1980's.
- Extends to 151m² approximately of accommodation.
- Set on substantial gardens of half an acre approximately.
- Superb, detached bungalow.
- uPvc double glazed windows.
- Oil fired central heating.
- Fitted Alarm system.
- Two entrances to front with parking to front and side for many cars.
- Carpets, curtains, blinds, light fittings and appliances included.
- uPvc soffit and fascia.
- Attractive stone façade.
- Block built garage.
- Five minute walk to coffee shop and gym, with Killashee house hotel nearby offering further facilities.
- Just 3 minute drive to Two Mile House, to the local primary school, preschool, church, the village GAA club and the Brown Bear restaurant.
- Four Primary schools and one secondary school within 5 minutes drive.
- Located just 10 minutes from Naas town centre with its array of restaurants, boutiques, schools, theatre, cinema and many leisure facilities such as golf, horse racing, rugby and GAA.
- A 16 minute' drive to the commuter train in Sallins, giving easy access to Dublin City Centre and the Docklands.

Outside - Boiler Room/Utility 3.7m x 1.31m (12'2" x 4'4"): A glazed sliding door separates the boiler from the utility, which includes a washing machine and dryer.

Garage 5m x 3.7m (16'5" x 12'2"): The block built garage has an up and over door and is lined with shelves.

Gardens To front the gardens are in lawn, enclosed by copper beech hedging, and dotted with apple trees, evergreens, hydrangea and purple plum. There are two vehicular entrances, and lots of parking to front and side. Evergreen hedging defines the boundary of the back garden, which overlooks open fields. The extensive lawn is well maintained and there are many mature apple and beech trees, a bed of hydrangea, holly and photinia, and a small glasshouse for growing vegetables.





DIRECTIONS From Naas town centre, take the Kilcullen Road R448, following for 5.9km, and taking the left turn onto the L2023 at TMH Tyres. Follow the road for 450m and Stoneybrook will be on your left.

BER BER E1, BER No. 117875617.

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