

# For Auction

Thursday 30th May at 3.00 p.m. in Lawlor's Hotel,  
Naas, Co Kildare.

Guide Price €600,000

Sherry  
FitzGerald  
O'Reilly



Longlac,  
Bodenstown,  
Sallins,  
Co. Kildare,  
W91 E5W4.

BER F

[sherryfitz.ie](http://sherryfitz.ie)



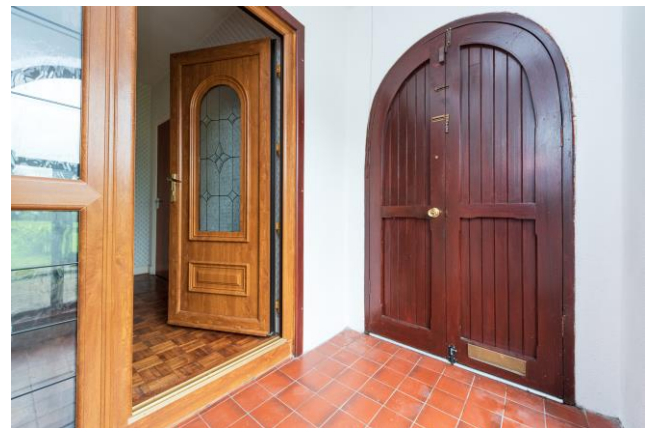
Sherry FitzGerald O Reilly welcome you to Longlac, a 4 bedroomed bungalow of 133m<sup>2</sup> approximately, situated in the in the heart of Kildare's equestrian countryside. Longlac offers an abundance of outdoor space, set on large gardens of 0.5 acres approximately of lawns, trees and flower beds.

While in a rural setting, this home is conveniently located just 1.5 km from Sallins' many amenities- shops, bars, restaurants, creches, primary school, playground, canal side walks and GAA club. It is just 10 minutes to the bustling town of Naas with an abundance of shops, restaurants, bars, schools and sporting facilities such as its many golf clubs and racecourse.

The well-proportioned accommodation in this fine property briefly comprises-Porch, entrance hall, hallway, sitting room, dining room, kitchen, rear porch, 4 bedrooms (1 en-suite) and family bathroom. Outside – garage, boiler house and shed.

**Solicitor with Carriage of sale:**

Reidy Stafford Solicitors  
Main Street  
Newbridge  
Co Kildare  
Phone: 045 432 188



## Accommodation

**Porch** 2.22m x 1.7m (7'3" x 5'7"): Step through a lovely arched wooden door into the tiled porch. A glazed uPvc door leads to the hall.

**Entrance Hallway** 2.81m x 1.77m (9'3" x 5'10"): The flooring is original hardwood parquet. There is a closet off (1.34m x 0.6m). Will archway to hall.

**Hallway** 10.72m x 1.03m (35'2" x 3'5"): This hallway links most rooms in the house. It has an oak laminate floor, large hotpress off and ladder stairs to the attic.

**Sitting Room** 4.55m x 4.53m (14'11" x 14'10"): This is a spacious room filled with natural light from the two large arch windows to front. It features a stone clad fireplace and both centre and wall lighting.

**Dining Room** 4.2m x 3.32m (13'9" x 10'11"): The dining room is of dual aspect with rear and side views and includes a wood burning stove set in a stone fireplace.

**Kitchen** 4.23m x 2.98m (13'11" x 9'9"): The kitchen includes a range of storage cabinets, with metro tile splashback and a linoleum floor.

**Rear Porch** 2.44m x 1.78m (8' x 5'10"): The porch houses the Stanley Comerage solid fuel range cooker with back boiler. With back door to garden.

**Bedroom 1** 3.75m x 3m (12'4" x 9'10"): This is a double bedroom to the rear, with fitted wardrobes and drawers.

**En-Suite** 2.28m x 1.34m (7'6" x 4'5"): The en-suite comprises a quadrant shower unit with Triton electric shower, wc and vanity.

**Bedroom 2** 3.9m x 3m (12'10" x 9'10"): Generous double room with front aspect and built-in wardrobe.

**Bedroom 3** 3m x 2.71m (9'10" x 8'11"): With front view, this is a double bedroom with built-in wardrobe and carpet floor.

**Bedroom 4** 3m x 2.7m (9'10" x 8'10"): Another double bedroom to front, it has a built-in wardrobe and carpet floor.

**Bathroom** 3m x 1.8m (9'10" x 5'11"): The family bathroom includes wc, vanity unit and bath, with part tile walls and linoleum floor.

**Outside - Garage** 7.24m x 5.46m (23'9" x 17'11"): Block built with 2 up and over doors and a rear door.

**Boiler House** 2.9m x 2.11m (9'6" x 6'11"): Houses the boiler and is plumbed for a washing machine.

**Shed** 4.1m x 3.82 (13'5" x 3.82): This shed was used as both a fuel store and a greenhouse, with large windows overlooking the garden.

**Gardens** The substantial lawns to the front, along with the roadside hedging offer much privacy to this home. Features of the garden include a pond, large patio and beds of heathers, perennials, cotoneaster, hydrangea and evergreens. To rear the garden is in lawn, with new fencing to side, lots of evergreen trees and cherry blossoms.





#### Special Features & Services

- Built circa 1970.
- Extends to 133m<sup>2</sup> approximately.
- uPvc windows (2014).
- Oil fired central heating.
- Spacious gardens of 0.5 acres approximately.
- Phone watch alarm system.
- New fencing to side.
- uPvc soffit and fascia.
- Open countryside at front and rear.
- Just a 3 minute drive to the Arrow rail link in Sallins with easy access to Dublin City Centre and a short drive to N7 interchange.
- Just 3 minutes' drive to Sallins village with its restaurants, bars, shops, tow path walks, creche, GAA club and primary school.
- 7 minutes to Naas town centre with many bars and restaurants, theatre, hospital, schools and leisure facilities.

**BER** BER F, BER No. 102077336.





### NEGOTIATOR

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### DIRECTIONS

From Naas, take the R407 Sallins Rd to Sallins Village.  
Turn right just after the Canal Bridge, by the side of Lock  
13. Follow the road for 1.3km and Longlac will be on the  
left.

**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.

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