



Lis na Rí, Blessington Road, Naas, Co. Kildare, W91 W2PV.

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Blessington Road,
Naas,
Co. Kildare,
W91 W2PV.***

***A fine 4 bedroomed
detached dormer
bungalow, perfectly
positioned on the
Blessington Road.***

€739,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

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Sherry FitzGerald O'Reilly are delighted to introduce you to Lis na Rí, a fine 4 bedroomed detached dormer bungalow, perfectly positioned on the Blessington Road in Naas. Beyond its charming exterior, lies a generously proportioned home, with versatile reception rooms, spacious bedrooms, and large gardens to front and rear packed with features.

In an ideal location, Lis na Rí is just a few minutes' walk to the heart of Naas, teeming with shops, restaurants, bars and leisure facilities. For the commuter, from here it is a short drive to the M7 and the Arrow train station in Sallins and the bus service to Dublin is an eight minute walk away. This home is conveniently located within walking distance of many Naas schools, both primary and secondary.

Accommodation briefly comprises entrance hallway, sitting room, dining room, study, kitchen/living room, pantry room, conservatory, utility press, guest wc. Upstairs 4 bedrooms (two en-suite with walk in wardrobes) and bathroom. Outside – garage.

Entrance Hallway 4.8m x 4.54m (15'9" x 14'11"): The welcoming entrance Hall features an oak floor, with carpet to stairs. It includes the utility press (1.33m x 0.81m) which is fitted with washing machine and dryer.

Sitting Room 6.43m x 3.77m (21'1" x 12'4"): The spacious sitting room is of dual aspect, boasting a box bay window to front and rear door to the patio. It is a comfortable space with an oak floor, wall lighting, and a granite and cast iron fireplace with gas fire insert.



Dining Room 4.5m x 3.77m (14'9" x 12'4"): The dining room has an oak floor underfoot. Doors link it to both the hallway and the living area/kitchen.

Study 3.41m x 2.58m (11'2" x 8'6"): With front aspect, this cosy room has an oak floor.

Conservatory 2.92m x 2.82m (9'7" x 9'3"): The light filled conservatory extends the living space and has lovely views of the rear garden. It has a tile floor and door to cobblelock patio.

Guest WC 1.83m x 1.43m (6' x 4'8"): With wc, wash hand basin and tiled floor.





Kitchen//Living Area

Kitchen 4.35m x 3.82m (14'3" x 12'6"): The kitchen was designed by Nigel Spendlove Kitchens, and features a selection of painted in frame units, topped with granite. A large oak island is to centre with undermount sink, lots of storage and seating for three. With feature lighting above. The Belling range style cooker is framed by an attractive overmantle with warm red brick wall behind. The porcelain tile floor runs through to the living area.

Living Area 4.96m x 2.31m (16'3" x 7'7"): A cosy seating area includes a Dimplex fire with granite surround. This lovely room has a raised vaulted ceiling and Velux window.

Pantry 3m x 2.65m (9'10" x 8'8"): The pantry room features bespoke pull out larder presses and a walk-in larder press with shelving and spice racks.

Upstairs

Landing 5.2m x 4.12m (17'1" x 13'6"): The bright landing has a dormer window to front and Velux window to rear. With hotpress off and attic access.





Bathroom 2.21m x 1.88m (7'3" x 6'2"): The bathroom includes wc, whb and corner bath. With attractive tiled walls and tiled floor.

Bedroom 1 3.94 x 3.76m (3.94 x 12'4"): This is a large double bedroom with a laminate oak floor and feature wallpaper wall. It benefits from a walk in wardrobe (1.62m x 1.27m) which incorporates shelving, hanging rails and a trouser press.

En-Suite 2.35m x 2m (7'9" x 6'7"): The en-suite comprises wc, vanity unit and shower bath. With tiling to walls and floor.

Bedroom 2 3.92m x 2.95m (12'10" x 9'8"): This double room with front view has a carpet floor and walk in wardrobe (2.32m x 0.85m) with shelving and hanging rails.

En-Suite 2m x 1.18m (6'7" x 3'10"): This en-suite is fitted with wc, whb and corner shower unit. With tiling to walls and floor.

Bedroom 3 3.91m x 3.18m (11'3" x 10'5"): This is a spacious double room of rear aspect, with laminate wooden floor

Bedroom 4 3.63m x 2.55m (11'11" x 8'4"): This is a neat double room with Velux window and attic access.

Outside - Garage 5.92m x 4m (19'5" x 13'1"): The garage includes a workbench, shelving and lots of storage presses.

Gardens The front garden is lawn with laurel hedging and a variety of trees and shrubs such as hydrangea, holly, cordyline and cherry plum. Gated access on both sides are enclosed to form an exercise area and a potting shed.

Vehicular access to this home is to the rear, where there is parking for up to 4 cars on the cobblelock drive. The back garden is packed with features – the lush lawn is surrounded by carefully selected planting, the apple and pear trees, a graceful weeping silver birch and a specimen eucalyptus to name a few. A pond is a home for colourful fish, and a raised decked area is a great spot to capture the sunshine.





Special Features & Services

Built in 1995.

Extends to 235 m² approximately,

Natural gas fired central heating.

Solar panels with high pressure system.

uPVC double glazed windows.

All carpets, curtains, shutters and light fittings included.

Oak internal doors.

Most appliances included.

Many bespoke radiator covers.

Vehicular access to rear with parking on the cobblelock drive for up to 4 cars.

Large garden to rear, with garage, pond, lawn, decking, hedging and specimen trees.

Garden to front in lawn with laurel hedging and many shrubs.

A short stroll to the centre of Naas town with its array of boutiques, shops, restaurants and bars, Moat theatre, Naas Library and many leisure facilities.

Within walking distance of both Primary and Secondary schools.

Short drive to M7/N7 and to the Arrow rail link in Sallins.

Bus services just 5 minutes from the house.

BER B3 BER No 117657718







DIRECTIONS : On entering Naas town, turn left onto the Blessington Road, passing Tesco on your right hand side. Go through the traffic lights, pass the Fairy Flax garden and continue straight. You will now pass the house, but if driving, take the next right turn into Sundays well, then right again. The entrance is the fifth gate on the righthand side.

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