



*Dair Dearg, Morganstown, Ballymore Eustace, Naas,
Co. Kildare, W91 E9D9.*

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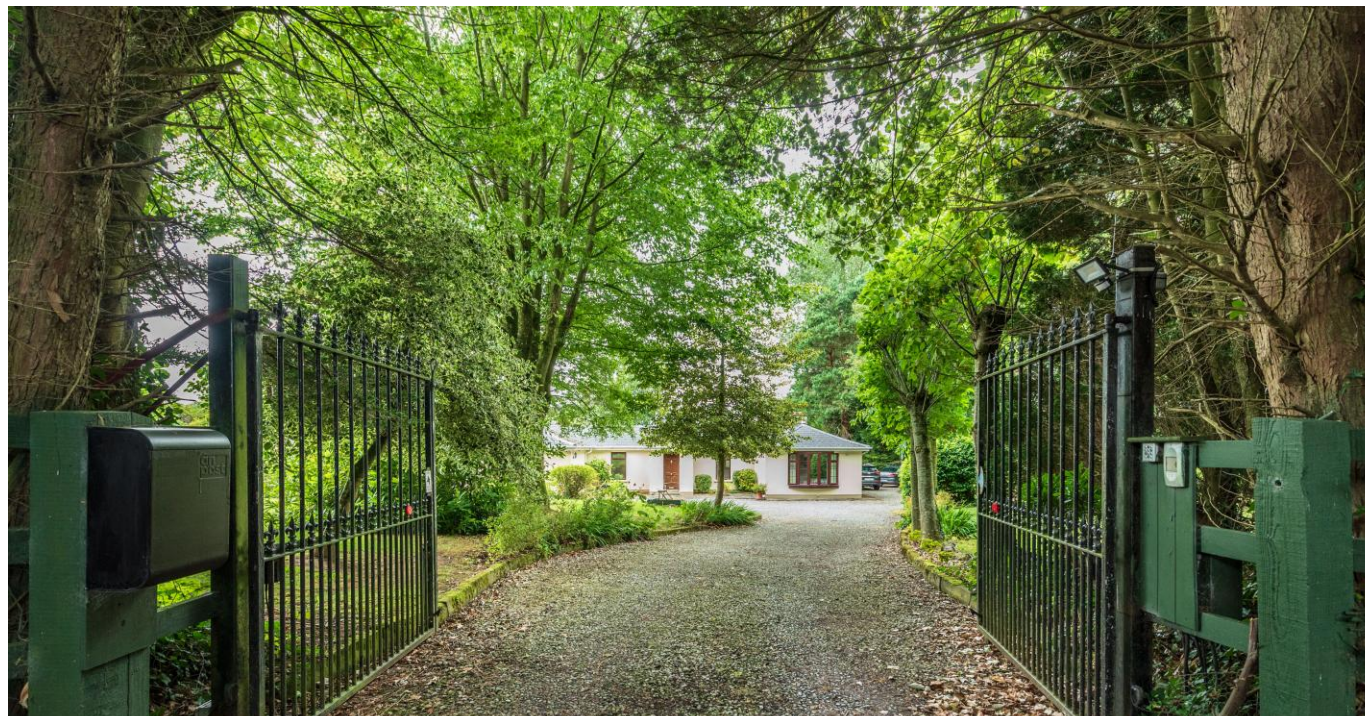
***A delightful 4 bedroomed
bungalow nestled in the
picturesque townland of
Morganstown!***

€675,000

Viewing strictly by appointment

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

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Sherry FitzGerald O'Reilly warmly welcome you to Dair Dearg, a delightful 4 bedroomed bungalow nestled in the picturesque townland of Morganstown. Surrounded by open countryside, yet just a ten-minute drive to Naas town centre, this charming home offers the ultimate blend of peaceful rural living and convenient access to urban amenities.

Set on 0.41 hectares of beautiful gardens, Dair Dearg is a horticultural delight. Red oaks, white beam, and fir line the entrance. The expansive grounds boast sweeping lawns, an orchard, an array of exquisite shrubs and a wealth of mature trees, creating a private, peaceful outdoor space.

This home offers comfortable and spacious living, all on one level. Throughout the years, Dair Dearg has benefited from significant improvements, including the installation of solar panels and enhanced wall and attic insulation. With many versatile reception rooms, this property is perfectly suited for both entertaining and everyday family life. An integral garage presents an excellent opportunity for conversion into additional living space, subject to planning permission.

From Morganstown, it is an easy drive to the centre of bustling Naas town, with its renowned boutiques, restaurants, bars, Theatre and leisure amenities. For those interested in racing, Punchestown and Naas racecourses are a short drive away. For the golfer, Craddockstown and Naas Golf Club are just a few minutes by car. There are four primary schools within a ten-minute drive, at Killashee, Two Mile House and the Pipers Hill educational campus, which also includes a Secondary school.

The well-proportioned accommodation in this delightful home comprises – hallway, sitting room, dining room, living room/ kitchen, sunroom, hall, utility room, shower room, bathroom, 4 double bedrooms, and integral garage. Outside – block built shed, metal shed, fuel store and two wooden sheds.

Accommodation

Hallway The bright hallway is the main thoroughfare in this home with the living areas to one side and the bedroom areas the other. It features a parquet wooden floor and includes a hotpress off (1.58m x 1.58m).

Sitting Room 5.32m x 4.55m (17'5" x 14'11"): This elegant room with a bay window, offers lovely views over the front garden. It features a marble fireplace with wooden surround, housing a cast iron solid fuel stove. It includes a built-in cabinet and a carpet floor.



Kitchen/Dining Area 4.2m x 3.63m (13'9" x 11'11"): The kitchen is fitted with an abundant selection of cabinets, offering lots of storage. The cabinets are topped with an Indian quartz counter and with a travertine marble tile splashback. The appliances include a ceramic hob, double oven, dishwasher and fridge freezer. An arch opens it to the living area.

Living Area 4.54m x 3.46m (14'11" x 11'4"): The living room is a lovely bright space with French doors that lead to the patio. It boasts a Morso cast iron stove set in a tile fireplace with wooden surround and black limestone hearth. It features inset shelving and has a tile floor underfoot. Door directly to Dining room.

Dining Room 4.6m x 3.51m (15'1" x 11'6"): With views over the rear garden, the dining room has a solid wood floor.

Sunroom 3.5m x 3.25m (11'6" x 10'8"): This is a light filled room with floor-to-ceiling windows and doors that open to the front garden.







Rear Hall 2.18m x 0.99m (7'2" x 3'3"): With quarry tile floor and attic access.

Bedroom 4 4m x 3.68m (13'1" x 12'1"): Currently used as a study, this lovely room is dual aspect, with windows to the side and rear. It features a solid wood floor.

Shower Room 2.53m x 1.86m (8'4" x 6'1"): The shower room features a classic black and white chequerboard tile floor. It comprises a corner shower unit, wc, wash basin and heated towel rail.

Utility Room 3.54m x 1.73m (11'7" x 5'8"): Fitted with storage cabinets, worktop and sink, it includes a washing machine and fridge. Door to garage.

Integral Garage 6.38m x 6m (20'11" x 19'8"): The garage could be converted to further accommodation (subject to planning). It includes shelving and an electric door.



Bathroom 3.35m x 3.1m (11' x 10'2"): The large bathroom features porcelain tiles on both the floor and walls. It includes a spacious vanity with a basin and wc, offering ample storage. It benefits from a corner bath and a quadrant shower cabinet with an electric shower.

Bedroom 1 4.53m x 3.62m (14'10" x 11'11"): A very spacious bedroom to front, it has a bay window, fitted wardrobes and a beech semi-solid floor.

Bedroom 2 4.55m x 3.46m (14'11" x 11'4"): This is a generous bedroom with rear aspect, a beech floor and built in wardrobes.

Bedroom 3 3.37m x 3.02m (11'1" x 9'11"): Bedroom 3 is a double room featuring a parquet floor and views of the rear garden.



Special Features & Services

- Set on just over 1 acre approximately of gardens.
- Built in 1987 and extended in 1995.
- Extends to a generous 197m² of accommodation.
- Many versatile reception rooms.
- Oil fired central heating and two solid fuel stoves.
- 13 Solar panels
- Extra insulation to walls and attic.
- uPVC double glazed windows.
- Electric gated entrance.
- All curtains, blinds, listed appliances and light fittings included.
- Three robot lawn mowers included.
- uPVC soffit and fascia.
- High speed fibre broadband area.
- Motion detection security lighting outside.
- Integral garage with electric door, suitable for conversion to accommodation.
- Block built shed, metal and wooden sheds for storage.
- Four primary schools and a secondary school within a 10-minute drive at Killashee, Two Mile house and Pipers Hill.
- Close to Punchestown Racecourse and Craddockstown Golf Club.
- A 10-minute drive to the centre of Naas town with its array of restaurants, boutiques, theatre, cinema and many leisure and sporting facilities.
- A 15-minute drive to the commuter train in Sallins or Junction 9 of the M7 giving easy access to Dublin City Centre.

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Directions

From Naas – from North Main Street, drive straight, taking a left at Swans on the Green and on to the Ballymore Road (R411). At the next roundabout, take the second exit, and continue on to R411. Travel another 4.3km on this road and take a left onto the R6049, where you see a sign for the Leinster Gliding Club. Follow this road for 1.4 km and take a right turn onto L6051. Dair Dearg will be the second house on the right hand side.





Boiler House 1.6m x 1.2m (5'3" x 3'11"):

Block Built Shed 2.5m x 2.5m (8'2" x 8'2"): Used as an apple store.

Metal Shed 5m x 3m (16'5" x 9'10"):

Wooden Shed x 2 5m x 3m (16'5" x 9'10"):

Gardens This home is set on a generous 1 acre of beautifully landscaped gardens, At the entrance, electric gates open to a charming, tree-lined gravel drive, featuring red oaks, fir, and maple trees. Lush lawns frame the house and the property boundaries are defined by beech and natural hedging. The rear garden is a true delight, boasting an orchard brimming with a variety of eating apples, gooseberries, red currants, raspberries, and blackcurrants. The expansive rear lawn is dotted with elegant pear trees, weeping willows, fir, cypress and a liquid amber tree. To centre, a lone thorn tree provides a focal point, encircled by seating. Extending across the rear of the home, a large, paved patio provides an ideal space for outdoor dining and entertaining. This area is bordered by a collection of exquisite shrubs, including a Himalayan honeysuckle, a grapevine, a tree peony, and a beautiful eucryphia, adding bursts of colour and texture throughout the seasons.





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