



*Rosanna, Harbour Road, Naas, Co. Kildare, W91 D5FR.*

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Harbour Road,  
Naas,  
Co. Kildare,  
W91 D5FR***

***Superb 3 bedroomed  
bungalow in an idyllic  
location in Naas town.  
Set on the banks of the  
Grand Canal.***

***€635,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

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

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Sherry FitzGerald O'Reilly take great pride in presenting Rosanna, a superb 3 bedroomed bungalow in an idyllic location in Naas town. Set on the banks of the Grand Canal, between the Harbour and Abbey bridge, this charming home is nestled on a generous 0.33 of an acre approximately of beautifully maintained gardens. A garden of this size is a rarity in the centre of town. Beyond the bright, attractive exterior, lies a generously proportioned home, with many light-filled reception rooms combining functionality and sociable open plan living.

This property has all the amenities of Naas on its doorstep. A short stroll along the towpath of the Grand Canal brings you to the Moat Theatre, the new library, and the vibrant Main Street with its boutiques, restaurants and bars, cafes, leisure amenities and many primary and secondary schools. For the commuter, it is a short drive to M7/N7 and the rail service in Sallins and buses to Dublin, Kildare and Carlow run from the nearby main street.

The well-proportioned accommodation in this lovely home comprises hallway, sitting room, living room, dining room, kitchen, bathroom and 3 bedrooms.

Rosanna offers the ultimate in peaceful seclusion, while also being conveniently located just moments away from the bustle of Naas town centre. Viewing is a must.

**Hallway** The bright and welcoming hallway includes a storage press (0.77m x 0.77m) and carpet floor. There is a Stira stairs to the floored attic and a Velux window adding extra illumination.

**Sitting Room** 4.25m x 4.25m (13'11" x 13'11"): This is an elegant and generous room with a large window flooding the room in light and framing a vista of the front garden. It features a cast iron and tile fireplace with wooden surround and marble hearth, both centre and wall lighting and a carpet floor.

**Living Room** 3.6m x 3.6m (11'10" x 11'10"): The inviting living room is a comfortable space with a beautiful, warm toned solid pine floor underfoot. It features a marble and wooden fireplace, a large window overlooks the front garden and the room flows effortlessly into the dining room





**Dining Room** 6.8m x 2.66m (22'4" x 8'9"): Bathed in natural light from three sides, the superbly spacious dining room boasts charming garden views on all sides. French doors seamlessly connect to the patio, perfect for extending or gatherings outdoors. The dining room is also open to both the living room and kitchen creating the perfect sociable setting for meals and entertaining. Solid pine flooring adds a touch of warmth and character underfoot.

**Kitchen** 3.95m x 3.2m (13' x 10'6"): The focal point of the kitchen is the charming brick fireplace with a timber overmantle and a cast iron oil-fired stove. A selection of painted kitchen cabinets offer lots of storage and display, and incorporated are the hob, oven and fridge freezer. With a tile splashback and warm honey toned tiling to floor.





**Bathroom** 2.5m x 1.74m (8'2" x 5'9"): The bathroom boasts a large quadrant shower, wc, wash hand basin and heated towel rail. It is attractively tiled to floor and walls.

**Bedroom 1** 4.23m x 3.64m (13'11" x 11'11"): This is a large double bedroom with front aspect. It features many fitted wardrobes and a carpet floor.

**Bedroom 2** 3.6m x 3.17m (11'10" x 10'5"): To rear, this is a double bedroom with carpet floor.

**Bedroom 3/Home Office** 3.81m x 2.56m (12'6" x 8'5"): This bedroom has a rear garden view, it includes built in wardrobes and carpet floor.



## Special Features & Services

- Built in 1963.
- Extends to 122.5m<sup>2</sup> approximately.
- Delightful bungalow of generous proportions on a site of 0.33 of an acre approximately.
- Peaceful location on the banks of the Grand Canal.
- uPvc Double glazed windows.
- Phonewatch alarm system.
- Beautifully landscaped and very private south east facing gardens with an abundance of trees, lawns, shrubs and perennials.
- Versatile living spaces.
- Light fittings, carpets, curtains and appliances included.
- Sweeping driveway to front and parking for many cars.
- Oil fired central heating with new boiler installed in 2022.
- uPvc soffit and fascia.
- A short scenic stroll to the centre of Naas town with its array of shops, restaurants, bars, schools, theatre and many leisure facilities.
- Short drive to Junction 9A of the N7/M7 and the Arrow rail line in Sallins.
- Close to bus stop for buses to Dublin, Kildare and Carlow.

**BER** BER D2 BER No. 116







## Outside

**Steel Shed** 3m x 2.5m (9'10" x 8'2"):

**Gardens** This home is attractively clad in Boston Ivy and fronted with railway sleeper beds filled with hydrangea. Neat lawns either side of the sweeping driveway are bordered with towering green and copper beech trees, joined by oaks, maple and sycamores.

To front are laurel and beech hedges, and throughout are vibrant flower beds packed with rose bushes, geraniums, hydrangeas and hypericum. Following around the house, you find a large paved patio, perfect for relaxing or hosting gatherings. The rear garden is in lawn surrounded by green mature trees, and a bed of peony roses and acer.





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