



***Sundew, Fishery
Lane, Naas,
Co. Kildare,
W91 XF2P.***

***A superb 4 bedroomed
bungalow on Fishery Lane,
offering the perfect blend
of tranquil countryside
living and easy access to
Naas town.***

€680,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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



Sherry FitzGerald O'Reilly are delighted to present Sundew, a superb fourbedroomed bungalow on Fishery Lane, offering the perfect blend of tranquil countryside living and easy access to Naas town.

Nestled in a peaceful setting, Sundew sits proudly on 0.7 acres approximately of gardens. A sweeping gravel drive welcomes you through the gated entrance, to lush lawns surrounding the home, with laurel hedges and natural hedgerows forming the boundary. Inside, Sundew offers a versatile layout featuring numerous reception rooms and spacious bedrooms, ideal for family living.

Sundew is just a five minute' drive to all the conveniences of Naas town centre with its many excellent boutiques, restaurants and bars, theatre, cinema, hospital and schools. For racegoers, the Naas and Punchestown racecourses are nearby, with Naas rugby club and Craddockstown Golf club just a few minutes away.

This property is perfectly located for commuters, only 2 minutes to Junctions 8 and 9, making the City Centre and Dublin Airport within easy access. The Arrow train service is 10 minutes away in Sallins with trains to Heuston and the Docklands, and the Citywest Luas stop just 15 minutes' drive.

The well-proportioned accommodation in this impressive home comprises welcoming hallway, sitting room, living room, kitchen/dining, utility/rear kitchen, guest wc, rear hallway, store room, 4 bedrooms (one en-suite), family bathroom. Outside – double garage.

Accommodation

Hallway The bright hallway features panelled walls. It stretches towards the bedrooms, with hotpress off and attic access.

Sitting Room 4.68m x 4.55m (15'4" x 14'11"): With two arched windows to front, this is a bright and spacious room. It includes a cast iron and tile fireplace with wooden surround and Henley wood burning stove.

Living Room 4.87m x 3.41m (16' x 11'2"): From the living room, a large sliding door leads directly to the patio. Underfoot is a solid oak floor, and the cast iron fireplace has an oak surround with granite hearth. Double doors lead to the kitchen.





Kitchen/Dining Room 4.74m x 4.54m (15'7" x 14'11"): The kitchen is fitted with a selection of oak cabinets offering lots of storage. It includes a ceramic hob, oven, dishwasher, freezer and microwave. The room is warmed by the oil fired cast iron stove which sits on a raised slate hearth.

Rear Hall 2.36m x 2.31m (7'9" x 7'7"): This hall has a porcelain floor, panelled walls and the back door.

Rear Kitchen/Utility 3.25m x 3m (10'8" x 9'10"): This kitchen has a range of storage cabinets with a tile splashback, oven, ceramic hob, dishwasher fridge and washing machine.

Guest WC 2.53m x 1.11m (8'4" x 3'8"): With wc, wash basin and porcelain tile floor.

Store Room 2m x 1.8m (6'7" x 5'11"): With linoleum floor and storage presses.





Family Bathroom 3.43m x 2.52m (11'3" x 8'3"): With a classic black and white tiled floor, and tiled walls, the bathroom comprises bath, separate shower, wc and wash basin.

Bedroom 1 4.61m x 3.41m (15'1" x 11'2"): This is a generous bedroom with rear view, carpet floor and built-in wardrobe.

En-Suite 2.88m x 0.96m (9'5" x 3'2"): The en-suite combines a shower unit with electric shower, wash basin and wc.

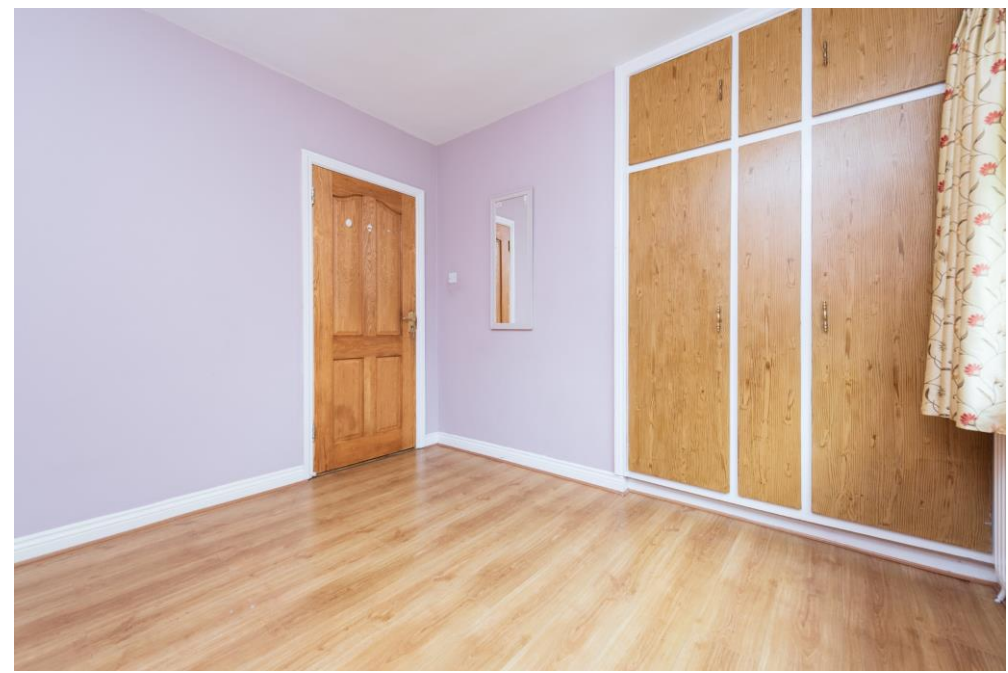
Bedroom 2 4.31m x 3.8m (14'2" x 12'6"): This is a spacious bedroom to front with built in wardrobe and carpet floor.

Bedroom 3 3m x 3.13m (9'10" x 10'3"): This double room overlooks the front garden. It has a laminate oak floor and built in wardrobe.

Bedroom 4 3.53m x 3.18m (11'7" x 10'5"): Another double room, it has a built in wardrobe and laminate oak floor.







Special Features & Services

- Built 1983.
- Superb family home in a prime location in Naas
- Extending to a substantial 175m² approximately.
- On 0.75 of an acre of gardens with mature trees, hedging, shrubs and lawn.
- Double glazed windows.
- Oil fired central heating.
- Solid oak doors throughout.
- Alarm system and CCTV.
- uPvc soffit and fascia.
- Double garage and parking space for many cars on the gravel drive.
- Carpets, curtains, blinds and most appliances included.
- Five minute drive to Naas town centre with all its schools, restaurants, and sporting facilities.
- Short drive to M7/N7 and to the Arrow rail link in Sallins.

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Outside

Garage 6.11m x 6m (20'1" x 19'8"): The garage has double up and over doors to front.

Gardens On a wonderful site of 0.75 acres approximately, the extensive garden lawns stretch around the house, surrounded by hedging of laurel, evergreen and natural hedgerows. A wonderful Blue atlas cedar tree punctuates the front lawn, and a cherry blossom tree sits to the side. To the rear of the house lies a large, paved patio, a peaceful spot to relax, beside a raised bed, filled with a multitude of colourful roses.





DIRECTIONS

On coming into Naas on the Dublin Road, pass the Maudlins House Hotel, and take the left on the next roundabout. You are now on Fishery Lane. Follow this road for 1.5km and Sundew will be on your right hand side.

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