



BER C1

*1 Mill Wood, Naas, Co. Kildare, W91 NR5F.*

Sherry  
FitzGerald  
O'Reilly

***1 Mill Wood, Naas,  
Co. Kildare,  
W91 NR5F.***

***A superb 4 bedroomed home tucked away in a quiet and convenient location in Naas Town. Mill Wood is an exclusive haven of just seven properties!***

***Guide Price***

***€800,000***

***For Sale by Private Treaty***



Sherry FitzGerald O'Reilly are proud to present 1 Mill Wood, a 4 bedroomed home tucked away in a wonderful location in Naas Town. Mill Wood is an exclusive haven of just seven properties in a cul de sac setting off Mill Lane, just a stones throw from the Main Street.

This home is set on a very generous site of 0.35 of an acre approximately of manicured lawns, specimen trees, hedging and flowering shrubs. All boast a profusion of colour all year round and provide ample privacy and shelter.

This is a substantial family home, with many generously proportioned reception rooms and bedrooms, all providing a haven of comfort and relaxation while close to all the conveniences that Naas town can offer. From here it is a short stroll to excellent boutiques, restaurants, bars, the Grand canal towpath and many leisure facilities. The M7 and the rail link at Sallins are just a short drive away.

The well-proportioned accommodation in this exceptional home comprises hallway, study, sitting room, kitchen, dining room, conservatory, utility, guest wc. Upstairs 4 bedrooms, with 2 en-suite and family bathroom. Garage with wc and 2 storage rooms.

***Selling agents  
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**Hallway** 5.25m x 1.95m (17'3" x 6'5"): The welcoming hallway has a carpet floor and is open to the study. With understairs storage press (1.58m x 0.75m).

**Study** 5.37m x 4.23m (17'7" x 13'11"): This is a lovely broad room to front with a carpet floor and door to the guest wc.

**Sitting Room** 6.22m x 3.9m (20'5" x 12'10"): The elegant sitting room boasts a large bay window to front and a classic marble fireplace. It has a carpet floor and glazed double doors to the dining room.

repla





**Dining Room** 4m x 3.95m (13'1" x 13'): This is a spacious dining room with carpet floor, wall lighting and French doors to the conservatory.

**Conservatory** 5.58m x 3.02m (18'4" x 9'11"): With its wonderful garden views, the conservatory is the choice place to relax in this home. It has a tile floor, wall lighting and downlighters, and French doors that open to the patio.

**Kitchen** 7.68m x 4.8m (25'2" x 15'9"): The kitchen is a substantial room of dual aspect. At its heart is the vibrant green AGA 2, with four ovens and two hotplates. It is surrounded by a large selection of beech shaker style cabinets, drawers and breakfast bar.. Both the floor and splashback are tiled. It is open to the utility room.

**Utility Room** 2.47m x 1.48m (8'1" x 4'10"): The utility houses the boiler, alongside storage presses and sink.

**Guest WC** 2.56m x 1.5m (8'5" x 4'11"): With wc, wash basin and tiled floor.





**Upstairs Landing** 3.72m x 2.82m (12'2" x 9'3"): This is a bright landing with a window on the return. It has a carpet floor and a walk in hotpress. With attic access.

**Bathroom** 2.18m x 1.74m (7'2" x 5'9"): The bathroom comprises wc, wash basin and bath, with a carpet floor.

**Bedroom 1** 5.26m x 3.85m (17'3" x 12'8"): This is a bright, generous room with two windows overlooking the rear garden. It includes a selection of fitted wardrobes.

**En-Suite** 2.19m x 0.9m (7'2" x 2'11"): With wc and wash hand basin.

**Bedroom 2** 3.84m x 3.84m (12'7" x 12'7"): This is a sizeable double bedroom to front, with fitted wardrobe and carpet floor.

**En-Suite** 2.94m x 0.9m (9'8" x 2'11"): The en-suite includes a shower, wc and wash basin. It has a carpet floor and tiling to walls.



## Special Features & Services

- Superb family home in a prime location.
- Built circa 2000.
- Extends to a generous 182m<sup>2</sup> approximately of accommodation.
- Low maintenance yellow brick and render exterior finish.
- uPVC double glazed windows.
- Natural gas central heating.
- Many versatile reception rooms.
- Off street parking for many cars.
- Large garage with storage rooms and wc.
- Wonderfully large, landscaped gardens, wrapping around the home, packed with shrubs and specimen trees.
- upvc fascia and soffits.
- Fitted with intruder alarm and intercom.
- Carpets, curtains and blinds included.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities and to the tow path of the Grand canal.
- Within walking distance of most Naas schools.
- Short drive to Junction 9 or 9A of the N7/M7 and the Arrow rail line in Sallins.



## Outside

**Garage** The block built garage has an electric roller door.

**Main Space** 6.12m x 5m (20'1" x 16'5"):

**WC** 5m x 0.9m (16'5" x 2'11"): With wc and whb.

**Storage Room** 2.5m x 1.54m (8'2" x 5'1"): Entrance from inside garage.

**Storage Room 2** 2.5m x 2.5m (8'2" x 8'2"): Own entrance from garden

## Gardens

The gardens have been beautifully developed over the past 25 years. The vast lawn, stretching from the front to the rear offers ample space for play while the large patio is perfect for evenings entertaining al fresco. The garden is planted with large array of flowering shrubs and trees, all providing colour and texture throughout the year. Wonderful silver birch, evergreen trees and hedging provide structure and privacy and there are many colourful beds of heathers, climbing roses and hydrangea, alongside weeping willow and magnolia trees and glossy photinina hedges.



**DIRECTIONS:** From Naas town, take the Sallins Road. Take the second right turn onto Mill Lane, veer left, then take the first right turn. Number one is the first house on the right.

**BER** BER C1, BER No. 117360347

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