



44 Furness Wood, Johnstown, Naas, Co. Kildare, W91 CC6K.

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Johnstown,
Naas,
Co. Kildare,
W91 CC6K.***

***An impressive 3
bedroomed semi-detached
residence on a corner site!***

€530,000

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 welcome you to 44 Furness Wood. Set within an exclusive development in Johnstown Village, number 44 is an impressive 3 bedroomed semi-detached residence on a corner site. Built with energy efficiency in mind, the property benefits from a high level of insulation, a sophisticated ventilation system, and an innovative air-to-water heat pump with zone controls.

Located in the historic village of Johnstown, local amenities including restaurants, shops, a garden centre, and a creche are all within easy walking distance. Naas town centre is just 2.5 km away, offering an extensive selection of shops, restaurants, bars, schools, theatre, library and many schools. Local sporting facilities, including Palmerstown House Golf Club, Naas Rugby Club, and Toberton Lodge Riding School are located within a five-minute drive, while Punchestown, Naas, and The Curragh racecourses are all easily accessible.

This home is perfectly located for commuters, as its beside Junction 9, making the city centre and Dublin airport within easy access. The commuter 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 126 buses to Dublin and Kildare also stop in the village.

The well-proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, kitchen/dining/living room, utility room, guest wc, 3 bedrooms (one en-suite), family bathroom and large attic room with walk-in storage. Outside garden room.

Accommodation

Entrance Hall 1.94m x 5.31m (6'4" x 17'5"): Bright welcoming hallway with Herringbone wooden floor, understairs storage and stair runner carpet.

Sitting Room 3.78m x 4.412m (12'5" x 14'6"): Flooded with light from the large window, this room has a laminate wooden floor and a feature fireplace with inset stove and granite heart.



Kitchen/Dining/Living Area This is a substantial, light filled space of dual aspect. In the kitchen area, the large selection of kitchen cabinets are in a contemporary Shaker style including, ceramic hob, integrated fridge freezer, double oven, microwave and dishwasher. There is a tiled splashback and wooden Herringbone floor. An attractive island unit with sink completes the room. The generous dining area has French doors that open on to a paved patio. This living area has recessed lighting with a Velux window.

Utility Room 2.13m x 1.50m (7' x 4'11"): This room is plumbed for a washing machine and has a tiled floor and countertop.

Landing 2.91m x 3.32m (9'7" x 10'11"): Spacious landing with carpet floor and hotpress off.





Bedroom 1 3.16m x 3.84m (10'4" x 12'7"): Overlooking the front, this spacious room has floor to ceiling fitted wardrobes and a carpet floor.

En-Suite 2.15m x 1.6m (7'1" x 5'3"): The en-suite has a rainfall shower with fitted door and tiled splashback, wc and whb. It has a heated towel rail and a tiled floor.

Bedroom 2 2.49m x 2.84m (8'2" x 9'4"): This double room has a carpet floor and fitted wardrobe.

Bedroom 3 3.95m x 2.92m (13' x 9'7"): Bedroom 3 has a carpet floor and fitted wardrobe.

Bathroom 2.84m x 1.71m (9'4" x 5'7"): The bathroom features a bath with overhead shower with splashscreen, whb with vanity unit, wc, heated towel rail and a tiled floor.

Attic Room 4.70m x 4.770m (15'5" x 15'8"): Spacious room with two Velux windows, wooden floor, storage and a feature built in electric fire inset.

Walk in Storage 3.02m x 2.05m (9'11" x 6'9"): Generous walk - in storage space with Velux window.

Garden House Beautiful garden house that is substantial in size with double doors, large windows and wc, perfect for a working from home as an office or studio.

Outside To the front there is a generous cobblelock driveway with mature hedging and flowerbeds.

The rear garden has a side entrance and is laid in lawn with a paved dining patio area with gazebo. It has mature hedging and decorative wooden panels.







Special Features & Services

- Built circa 2018.
- Spacious family friendly accommodation 149m² approximately.
- Corner site.
- Set in the beautifully landscaped Furness Wood development.
- Air to water heat pump with zone controls for central heating.
- Ventilation system for humidity and moisture control.
- All carpets, blinds and light fittings included.
- uPvc double glazed windows.
- uPvc soffit and fascia.
- High quality sanitary ware.
- Cobblelock drive to front with generous off street parking.
- Easy walk to Johnstown village with restaurant, shops and garden centre.
- A short drive to the centre of Naas town with its array of boutiques, restaurants, bars, theatre, schools, hospital and sporting facilities.
- Easy access to Junction 8 and 9 of the N7/M7, the commuter train in Sallins, bus stop in the village and Luas at Citywest.

BER BER A3, BER No. 112450457





Directions From Dublin take the Junction 8 exit towards Johnstown/Kill. At the roundabout, take the second exit, following the signs to Johnstown. In the village, take the first left. Follow the road for 600m, taking the right at the fork, and then left into Furness Wood. Take the second left turn and Number 44 will be the corner house on the left.

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