



16 Bru na Riogh, Naas, Co. Kildare, W91 N2HC.

***16 Bru na Riogh,
Naas, Co. Kildare,
W91 N2HC.***

***A beautifully maintained
five bedroomed detached
family home just off
Maudlins Avenue, Naas.***

Asking Price €850,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
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Sherry Fitzgerald O'Reilly proudly presents 16 Bru na Riogh, a beautifully maintained five bedroomed detached family home just off Maudlins Avenue, Naas. This home is a substantial property, filled with an abundance of natural light, with generous bedrooms, and impressive reception rooms accompanied by a well-tended garden.

This stunning residence offers a harmonious blend of classic elegance and modern living. The home has been thoughtfully extended to the rear, showcasing meticulous attention to detail and high-quality finishes. The spacious new Living/dining/ kitchen area is perfect for entertaining and family gatherings. Recent upgrades include remodelled bathrooms, a newly created boot room, and a converted attic, all providing extra space and comfort.

In a prime location, this fine property is just a short walk to the bustling centre of Naas town with its array of boutiques, restaurants, bars, shops, cafes and many schools. Close by are Monread Park, the local leisure centre, tennis club, cinema and creche. For the commuter, it is a two minute' drive to the M7/N7 motorway, a fifteen minute drive to the Luas in Citywest and the Arrow rail link in Sallins is five minutes away.

The well proportioned accommodation in this fine property briefly comprises entrance hallway, sitting room, study, kitchen/living/dining room, utility room, boot room, guest wc, bedroom 5. Floor 1- 4 bedrooms (one en-suite), and family bathroom. Floor 2-attic room.

Hallway 6.8m x 1.82m (22'4" x 6"): This is a bright and welcoming hallway with windows both sides of the entrance. It boasts a solid oak herringbone floor, superb panelling to walls and a carpet runner on the stairs.

Sitting Room 5m x 3.95m (16'5" x 13'): This is an impressive room, featuring a large bay window that floods the space with natural light. Tasteful shaker-style wall panelling adds a touch of elegance, while the room is warmed by a wood-burning Stanley stove. Underfoot the floor is laid with solid oak.

Study 2.55m x 2.58m (8'4" x 8'6"): The study is to the front of the house, with a bay window and an oak floor.





Kitchen/Living/Dining Area 11.42m x 6.48m (37'6" x 21'3"): In 2020, this home underwent a rear extension, resulting in a stunning and light-filled space. Sliding doors to the rear and side, a picture window, and strategically placed Velux windows and roof lights create a bright and airy atmosphere. The kitchen is a masterpiece of contemporary design, featuring a minimalist Kube Kitchen with tall oak units, including a bespoke pantry, two Siemens ovens and a larder fridge. The vast statement graphite island, topped with a luxurious Miller Brothers quartz countertop, incorporates a built-in hob with downdraft. It offers great storage, and the island's oak breakfast bar provides lots of seating. Side by side with the tall units are cabinets backed by a quartz splashback and oak wall cladding with ambient lighting. Here you will find an undermount sink, integrated dishwasher, freezer and waste bins. A brick slip wall complements the kitchen and adds a touch of rustic charm. The spacious Living area is the ideal space for the family to relax. Here, the focal point of the room is the marvellous Gazco Dutch stove, which is beautifully integrated into a feature wall that also incorporates lots of storage for added convenience. In the kitchen area, the floor is tiled for practicality, and in the dining and living areas, a high quality oak laminate is underfoot.





Boot Room/Hallway 3.3m x 1.4m (10'10" x 4'7"): Recently created, this boot room is fitted with quality storage presses and shelving. With porcelain tile floor.

Utility Room 2.13m x 1.5m (7' x 4'11"): The utility houses the gas boiler, a granite worktop and sink. With a tile floor and splashback. Door to side passage.

Bedroom 5 4.32m x 2.6m (14'2" x 8'6"): This is a double bedroom to the front of the home, with a selection of slide robes, attic access and a laminate wood floor. Accessed off the hall, this room is suitable for a variety of uses.

Guest WC 1.7m x 0.77m (5'7" x 2'6"): The walls of the wc feature panelling topped with sumptuous wallpaper. It is fitted with a wash basin and wc.



Floor1

Landing 3.62m x 3.25m (11'11" x 10'8"): The landing features beautifully panelled walls and an oak laminate floor.

Bedroom 1 4.41m x 3.28m (14'6" x 10'9"): This very generous bedroom to the front has a large window, and a number of high-quality fitted wardrobes with rails, shelves and drawers. With oak laminate floor.

En-Suite 2.22m x 1.67m (7'3" x 5'6"): Refurbished just last year, the ensuite is fitted with a walk-in shower with rainfall head and riser, wall hung vanity unit, heated towel rail and hidden cistern wc. It features attractive tiling throughout.

Bedroom 2 4.12m x 3.48m (13'6" x 11'5"): This spacious double bedroom to rear features elegant wall panelling, shelving and fitted wardrobes.

Bedroom 3 4.18m x 3.11m (13'9" x 10'2"): This double room with view of the rear garden features built in wardrobes, panelling to one wall and an oak laminate floor.

Bedroom 4 2.9m x 2.7m (9'6" x 8'10"): A double bedroom with front view, it has a laminate floor.

Main Bathroom 2.83m x 2.7m (9'3" x 8'10"): The family bathroom was recently renovated in 2023 and now boasts a stunning contemporary design. Featuring a luxurious suite of low profile wc, large vanity unit, heated towel rail, quadrant shower with rainfall head and riser and a freestanding bath with waterfall tap. Exquisite tiling throughout the walls and floor completes the stylish look. With hotpress off.

Floor 2

Attic Room 4.88m x 4.88m (16' x 16'): Converted in 2023, this is a large space, suitable for a vast range of uses, from art studio to gym space. There are two Velux windows and access to the eaves storage spaces, With carpet floor.







Special Features & Services

- Built 1996 and since extended.
- Extends to a generous 260m² metres of accommodation.
- Perfect turnkey opportunity in a superb location.
- uPVC double glazed windows (2018).
- Versatile reception rooms.
- Five generous double bedrooms (1 ensuite) plus converted attic room.
- Extended by 28sq m in 2020.
- Natural gas central heating.
- Solar panels – 10 kw battery with eddi and inverter.
- Extra insulation added -Ecobead to front and 100mm external wrap to side and rear.
- Gravel driveway with off street parking for 3 cars.
- Electric car charger.
- Large rear garden with pergola covered deck, two patios, lawn and many shrubs.
- Upvc fascia and soffits.
- Recently refurbished bathrooms with contemporary sanitaryware (2023).
- Quality carpets, curtains and blinds included.
- All fitted kitchen appliances included.
- A short stroll to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.
- 1 minute drive to Junction 9 of the N7/M7.
- Short drive to the Arrow rail link in Sallins.

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OUTSIDE: Stepping through the kitchen sliding doors you will find the captivating rear garden. It boasts a spacious paved patio with brick and granite raised beds to the side, planted with fragrant lavender. The patio leads to a raised deck with a pergola, providing a shaded retreat. A lush lawn is to centre backed by maple and bay trees providing privacy to rear. In the left corner, a charming cobble lock patio, sheltered by a copper beech hedge, offers a secluded seating area. Large, vibrant flower beds are packed with roses, hebe, geraniums, Buxus and climbers adding colour and texture to this lovely garden.

DIRECTIONS

Take the Dublin Road to the traffic lights, with Naas Racecourse on your right. Take the left turn onto Maudlins Avenue. Take the second left and number 16 will be the first house on the right.

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