



Glashare, Tipper North, Naas, Co. Kildare, W91 X9WY.

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Tipper North, Naas,
Co. Kildare,
W91 X9WY***

***A fine detached 4
bedroomed bungalow set
on spacious gardens 0.5 of
an acre approximately!***

***Asking Price
€589,000***

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

***Phone 045 866466
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Sherry FitzGerald O'Reilly are delighted to present Glashare, a fine detached 4 bedroomed bungalow set on spacious gardens 0.5 of an acre approximately. Glashare enjoys one of the most desirable locations in Naas and its environs, a countryside setting, but just 5 minutes from the heart of Naas.

This is an attractive red brick home with a sweeping gravel drive from the electric gated entrance. The gardens, mostly in lawn, include an abundance of trees, hedging and beds filled with shrubs and perennials.

In an enviable location, Glashare is just a five minute' drive from the centre of Naas town with its many excellent boutiques, restaurants and bars, Theatre, cinema, hospital and schools. For racegoers, the Naas racecourse is practically on the doorstep and Punchestown a few minutes away. Local sporting facilities include the Craddockstown Golf course, Naas Rugby club and Toberton Lodge Riding school, all just a short drive from this home.

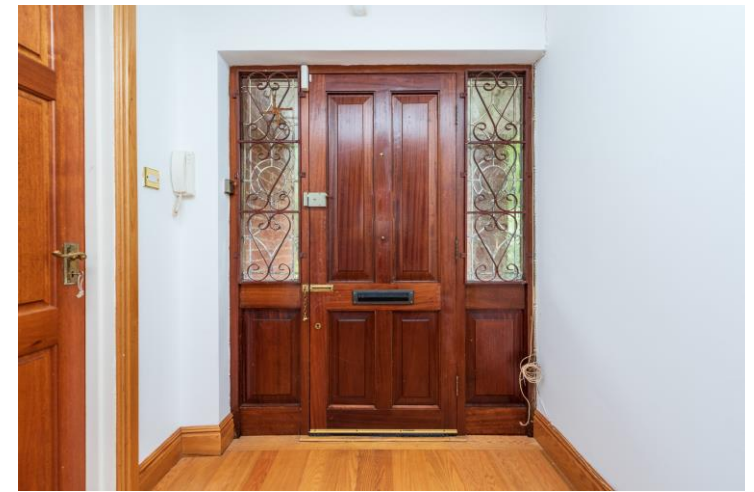
This property is perfectly located for commuters, close to Junctions 8 and 9, making the City Centre and Dublin Airport within easy access. The Arrow train service is 10 minutes away in Sallins with trains to Heuston and the Docklands, and the Citywest Luas stop just 15 minutes' drive.

The well-proportioned accommodation in this delightful property briefly comprises- entrance hallway, sitting room, living room/ dining room, kitchen, 4bedrooms (one en-suite), and a family bathroom.

Entrance Hallway The hallway is floored in a warm solid oak, which runs throughout the house. It includes attic access (with Stira stairs) and a hotpress off (1.78m x 0.7m).

Sitting Room 6m x 4.58m (19'8" x 15'): This is a very spacious light filled room, with three windows overlooking the front garden. It features a marble fireplace and oak floor.

Living /Dining Room 4.5m x 3.93m (14'9" x 12'11"): The living /dining room boasts a large stone fireplace with a Hunter cast iron stove. It is a bright room of dual aspect with windows to side and rear. Door to kitchen.



Kitchen 2.6m x 1.78m (8'6" x 5'10"): The galley kitchen is fitted with oak cabinets, sink, extractor fan and fridge. It has a tile splashback and octagon tile floor. Back door to garden.

Family Bathroom 3.36m x 1.8m (11' x 5'11"): With attractive tiling to floor and walls, the bathroom is fitted with wc, wash hand basin and bath with overhead electric shower.

Bedroom 1 4.55m x 3.36m (14'11" x 11'): This is a generous double bedroom with front aspect and an oak floor.

En-Suite 2.635m x 1.04m (8'8" x 3'5"): The en-suite comprises a shower with electric power shower, wc and wash basin, with porcelain tiling to shower and linoleum floor.

Bedroom 2 4.55m x 3.33m (14'11" x 10'11"): A large double bedroom with rear garden views, it has an oak floor.

Bedroom 3 4.27m x 3.33m (14' x 10'11"): This double bedroom with oak floor, enjoys a rear view.

Bedroom 4 3.36m x 3m (11' x 9'10"): Bedroom 4 is a double room with front garden views.

Garage 7.23m x 4.8m (23'9" x 15'9"): Block built detached garage divided into main space and fuel store. main room is fitted with a selection of cupboards and shelving and includes the washing machine.

DIRECTIONS

In Naas, take the Blessington Road, passing Tesco Metro on your right hand side. Take the next left at the traffic lights onto the Tipper Road. Follow the road, passing The Paddocks, then take the next right turn. Glashare will be the second house on your left.





Special Features & Services

- Inviting family home in a wonderful location.
- Built circa 1983.
- Extending to 133m² approximately of accommodation.
- On 0.5 of an acre approximately of gardens.
- Double glazed windows.
- Oil fired central heating.
- Versatile reception rooms.
- Electric gates.
- Detached garage to rear.
- Phone watch alarm system.
- Parking for many cars on drive.
- uPvc soffit and fascia.
- Five minute' drive to Naas town centre with its many boutiques, bars, shops, schools, restaurants, Theatre, cinema and sporting facilities.
- Easy access to the M7, and just 10 minute drove to the Arrow station in Sallins for trains to Heuston







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