



Las Riberas, Abbeyville, Naas, Co Kildare, W91 H0FR.

Auction Thursday 3rd October at 3.00 p.m. in Lawlor's Hotel, Naas.

BER C2

**Sherry
FitzGerald**
O'Reilly

***Las Riberas,
Abbeyville, Naas,
Co Kildare, W91
H0FR.***

***A superb 4 bedroomed
bungalow nestled in a
tranquil setting just a
stone's throw from Naas
town centre.***

***For Sale by
Auction***

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3.00 p.m. in Lawlor's
Hotel, Naas.***

***Viewing strictly by
appointment***

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



Sherry FitzGerald O'Reilly are delighted to present Las Riberas, a superb 4 bedroomed bungalow nestled in a tranquil setting just a stone's throw from Naas town centre. Situated on the banks of the Grand Canal, between Abbey and Tandy's bridge, this idyllic property offers lovely views and a peaceful ambiance.

Set on a generous 0.38 of an acre approximately of mature gardens, Las Riberas provides ample outdoor space with lush lawns, many shrubs, trees and climbers. The well-proportioned interior features many spacious reception rooms, including a bright and airy conservatory perfect for relaxing or entertaining.

Las Riberas offers easy access to all the amenities Naas has to offer. A leisurely stroll along the Grand Canal towpath leads to the Moat Theatre, the new library, and the busy Main Street, where you'll find a delightful array of boutiques, restaurants, bars, cafes, and leisure facilities.

For commuters, the M7/N7 motorway is just a short drive away, and the Sallins train station provides easy access to Dublin and beyond. Additionally, local bus services connect you to Kildare and Carlow from the Main Street.

The well-proportioned accommodation in this lovely home comprises hallway, sitting room, dining room, conservatory, kitchen /dining/living room, utility room, rear hall, wc, shower room, bathroom, 4 double bedrooms. Attached garage. Annex.

Hallway The hallway features an oak floor and a range of storage closets.:

Sitting Room 5.37m x 4.74m (17'7" x 15'7"): The sitting room combines with the dining room, creating a large open bright space. It features a stone fireplace, oak floor and a sliding door to the conservatory.

Dining Room 4.41m x 3.66m (14'6" x 12'): The dining room boasts a pine panelled ceiling and an oak floor. It can be accessed directly from the hallway and has a door to the kitchen.





Conservatory 7.72m x 3.77m (25'4" x 12'4"): This is a wonderful airy space, with views over the garden and walls of granite to side. It features a high gloss walnut laminate floor and French doors to the patio.

Kitchen/Dining Room 5.33m x 3.18m (17'6" x 10'5"): The kitchen has been fitted with a range of classic shaker style cabinets and drawers with a coordinating metro tile splashback and a tile floor. It includes a 5 ring gas hob and a double oven. It is open to the Living area. Door to utility room.

Living Area 5.33m x 2.76m (17'6" x 9'1"): This is a cosy room with a granite fireplace inset with Stanley solid fuel stove.

Utility Room 3.68m x 1.75m (12'1" x 5'9"): The utility is lined with many storage cabinets, with a tile splashback and linoleum floor. It is fitted with a fridge, freezer, dishwasher and washing machine. The Stira stairs give access to the attic and the back door leads directly to the annex and the garden.







Back Hall 2.11m x 1.6m (6'11" x 5'3"): With an oak floor, panelling to walls, attic access and built-in storage space.

Guest WC 1.6m x 1.47m (5'3" x 4'10"): With wc, wash basin and oak floor.

Shower Room 1.5m x 1m (4'11" x 3'3"): With a shower unit, thermostatic shower and extractor fan.

Bedroom 1 4.58m (15'): This is a spacious bedroom with views over the front garden. It incorporates a selection of fitted wardrobes and drawers with a dressing table, and a vanity unit with sink and storage.

Bedroom 2 3.34m x 2.41m (10'11" x 7'11"): Accessed from the front hall, this generous double bedroom includes fitted wardrobes and dressing table and has a view to side.

Bedroom 3 3.33m x 2.6m (10'11" x 8'6"): This is a double bedroom with rear view and a laminate oak floor.

Bedroom 4 3.97m x 2.6m (13' x 8'6"): A double bedroom with rear view, it has an oak laminate floor and fitted wardrobes.

Bathroom 2.62m x 1.88m (8'7" x 6'2"): The wet room style bathroom combines a wash basin, wc and electric shower.

Outside - Garage 5.5m x 3m (18'1" x 9'10"): The attached garage may be suitable for conversion to extra accommodation. It has an up and over door to front and door to rear garden.

Annex 6.91m x 2.61m (22'8" x 8'7"): The block built annex is wired for electricity and includes plumbing.

Garden This property boasts substantial gardens of approximately 0.38 acres. The front garden features a lush lawn adorned with evergreen trees, maples, and mulberry trees. The rear garden offers a patio just outside the conservatory doors, overlooking a peaceful pond surrounded by crocosmias and cordyline plants. The garden is bordered by beech and evergreen hedging with lots of climbers, rose bushes and shrubs. Its lawn is punctuated by many specimen trees and features beds of rose bushes and shrubs.



Special Features & Services

- Built circa 1969
- Delightful bungalow on a site of 0.38 acre approximately of gardens.
- Idyllic location on the banks of the Grand Canal beside the 4th lock.
- Extending to a generous 176m² of accommodation.
- Mix of uPvc and hardwood double glazed windows.
- Phone watch alarm system.
- Parking for 6 cars to front and side.
- Oil fired central heating and solar panels for hot water.
- Outer walls pumped with extra insulation.
- uPvc fascia.
- Floored attic with Stira access.
- Light fittings, carpets, curtains and appliances included.
- Attached garage may be suitable for conversion to further accommodation.
- Separate annex with electricity and plumbing.
- Substantial gardens surround the house, with lawns, a pond, many trees, shrubs and climbers.
- A short scenic stroll to the centre of Naas town with its array of shops, restaurants, bars, schools, theatre and many leisure facilities.
- Short drive to Junction 9A of the N7/M7 and the Arrow rail line in Sallins.
- Close to bus stop for buses to Dublin, Kildare and Carlow.

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DIRECTIONS

From Naas Main Street, take the right turn on the left hand side of the new library. At the next junction take the left, then following the road right, cross over the Abbey Bridge. Turn left after the bridge onto the canal towpath. Las Riberas will be the 4th house on the left





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