



*Puncheswell, Mullacash, Naas, Co. Kildare, W91 XT9W.*

**BER** C1

**Sherry  
FitzGerald**  
O'Reilly

***Puncheswell,  
Mullacash, Naas,  
Co. Kildare,  
W91 XT9W.***

***A charming  
4 bedroomed  
bungalow located in  
the townland of  
Mullacash.***

***€595,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

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

***Phone 045 866466  
info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to welcome you to Puncheswell, a charming 4 bedroomed bungalow located in the townland of Mullacash. This countryside home is located just a nine minute drive from the bustling Main Street of Naas, offering the perfect blend of rural serenity and convenient access to modern amenities.

Puncheswell is set on 0.8 acres of sweeping lawns with a magnificent beech tree standing at the entrance and pockets of native rowan and birch trees featuring throughout. To the rear is a long paddock, offering a fantastic opportunity for those with equestrian interests.

This home offers comfortable and spacious living, all on one level. It has been beautifully maintained over the years, with lots of improvements such as the solar panels, extra interior insulation, new boiler, bathrooms, kitchen cabinets, windows and doors.

From Puncheswell, it is an easy drive to the centre of bustling Naas town, with its renowned boutiques, restaurants, bars, Theatre and leisure amenities. For those interested in racing, Punchestown and Naas racecourses are a short drive away. For the golfer, Craddockstown and Naas Golf Club are just a few minutes by car. There are four Primary schools within a five-minute drive, at Killashee, Two Mile House and the Pipers Hill educational campus, which also includes a Secondary school.

The well-proportioned accommodation in this delightful home comprises – hallway, sitting room, dining room, living room, kitchen, bathroom, 4 double bedrooms, hall, wc and shower room. Outside – garage and outhouse.

Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

**Hallway** The bright hallway is the main thoroughfare in this home with most rooms leading off. It is a bright space, with two closets (1.4m x 0.5m) and (0.88m x 0.95m) , hotpress and a Stira to the part floored attic space.

**Sitting Room** 4.7m x 4.22m (15'5" x 13'10"): This elegant room offers lovely views over the front garden. It features a stylish oak laminate floor and a marble fireplace with a solid fuel stove. It opens seamlessly to the dining room, ideal for entertaining.

**Dining Room** 4.1m x 3.75m (13'5" x 12'4"): The dining room is a light filled room of dual aspect with French doors to the patio outside. It has an open fire, and a glazed door to the kitchen.





**Living Room** 4.5m x 3.9m (14'9" x 12'10"): This inviting room is both spacious and wonderfully cosy with a charming pine panelled ceiling and a comforting solid fuel stove. It boasts a bay window with a window seat, a lovely spot to admire the front garden. The room is finished with a wide plank oak laminate floor.

**Kitchen** 4.48m x 3m (14'8" x 9'10"): The kitchen was tastefully updated just five years ago. It now boasts a range of superb Shaker-style cabinets and drawers, thoughtfully designed with features such as a larder press, carousel unit, and integrated bins. The quality appliances include fitted ceramic hob and double oven and a larder fridge. Adjacent to the kitchen, the utility area (1.83m x 1.64m) provides further storage options and an integrated washing machine.

**Hallway** 4m x 2.91 (13'1" x 2.91): With a laminate oak floor and door to garden.





**Bedroom 1** 3.84m x 3.8m (12'7" x 12'6"): This is a spacious double room of dual aspect to side and rear, with a selection of fitted wardrobes, a pine panelled ceiling and a laminate wood floor.

**WC** 1.66m x 1.1m (5'5" x 3'7"): Remodelled just five years ago, this room is fully tiled and includes a vanity with basin and wc.

**Shower Room** 1.67m x 1.11m (5'6" x 3'8"): Tiled to floor and walls and with a pine panelled ceiling, it features a walk-in shower unit with Triton electric shower.

**Bedroom 2** 4.12m x 3.33 (13'6" x 3.33): Bedroom 2 is a generous double to front with fitted wardrobes and vanity with basin.

**Bedroom 3** 3.66m x 3.2m (12' x 10'6"): Another double bedroom with front aspect, it features an oak laminate floor.

**Bedroom 4** 3.82m x 2.74m (12'6" x 9'): Bedroom four has been freshly painted. It has a lovely view of the rear garden and an oak laminate floor.





## Special Features & Services

- Built 1990 approximately.
- Set on 0.8 acres approximately of gardens and paddock.
- Extends to 169m<sup>2</sup> approximately.
- Many versatile reception rooms.
- Oil fired central heating with condenser boiler.
- Solar panels for water heating.
- Interior insulation to walls.
- uPvc windows (2024) and composite front door.
- All curtains, blinds, integrated appliances and light fittings included.
- High speed fibre broadband area.
- Block built garage and outhouse to rear.
- Own septic tank.
- Four Primary schools within a 5 minute drive at Killashee, Two Mile house and Pipers Hill.
- Close to Punchestown racecourse and Craddockstown golf club.
- A 9-minute drive from the centre of Naas town with its array of restaurants, boutiques, theatre, cinema and many leisure and sporting facilities.
- A 15-minute drive to the commuter train in Sallins or Junction 9 of the M7 giving easy access to Dublin City Centre.



**Garage** The Boston Ivy and Virginia creeper clad garage is divided into two rooms, with an up -and-over garage door to one room and uPvc side door to the other. It has lighting, sockets and chest freezer.

**Outhouse** 7.65m x 3.11m (25'1" x 10'2"): This block-built shed could be suitable for conversion to stables. It includes lighting and sockets and has a stable door to one end and uPVC door the other.

**Gardens** A magnificent, mature copper beech tree provides an impressive canopy over the entrance to the property and the gravel drive. The expansive gardens are mostly in lawn and sweep around the house with native rowan and birch trees interspersed throughout. Laurel and beech hedging define the boundaries to front and side and many other shrubs such as spirea, roses, cotoneaster and hydrangea fill the beds. To the rear, a large patio area sits between the house and garage, with a charming pergola overhead. A substantial paddock extends from the rear, presenting an ideal spot for equestrian pursuits.

**Directions:** From Main Street, Naas, drive south on the Kilcullen Road, passing Killashee House Hotel. Take the left after Mc Dermott fencing and travel for another 1.5km until you see Puncheswell on your left.

BER BER C1, BER No. 118436278



**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this. PSRA Registration No. 001057