



36 The Gallops, Naas, Co. Kildare, W91 WT2V

BER B3

Sherry
FitzGerald
O'Reilly

***36 The Gallops,
Naas, Co. Kildare,
W91 WT2V.***

***A stunning 4
bedroomed bungalow,
immaculately
presented!***

€635,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

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Sherry FitzGerald O'Reilly are thrilled to present this stunning 4 bedroomed bungalow, immaculately presented and boasting spacious living throughout. Nestled in the prestigious Gallops estate, just off Dublin Road in Naas, this exceptional home offers a prime location for modern family life. Rarely does a property of this calibre come on the market.

Lovingly upgraded and maintained by its current owners, this impressive home just exudes quality, elegance and attention to detail. This is a house for both entertaining and family life, with versatile reception rooms, generous bedrooms and an artfully landscaped garden.

Perfectly situated, from here it is a short walk to the bustling centre of Naas town with its many boutiques, restaurants, bars, cafes and well regarded schools. Close by are Monread Park, the local leisure centre, cinema and creche. For racegoers, the Naas racecourse is on the doorstep, with Punchestown a few minutes away. It is a two minute' drive to the M7/N7 motorway and the Arrow rail link in Sallins is five minutes away.

The well-proportioned accommodation in this fine property comprises entrance hallway, sitting room, living room, conservatory/breakfast room, kitchen, utility room, 4 bedrooms, dual access en-suite, and family bathroom.

Hallway 10.5m x 2.388m (34'5" x 7'10"): The welcoming hallway is graced with an oak floor and slate tile positioned at the front door. It has a hotpress off and Stira stair access to the floored attic.

Living Room 5m x 3.93m (16'5" x 12'11"): The comfortable front living room features a delightful bay window, creating a warm and inviting space. French doors open out to the garden, while wall lights, oak floor and a radiator cover add a touch of elegance

Sitting Room 6.45m x 3.6m (21'2" x 11'10"): This is a wonderfully spacious light filled room overlooking the garden. Large windows on two sides bathe the room in natural light, with a bay window, sliding doors to the patio, and French doors to the conservatory creating a seamless connection to the outdoors. A touch of luxury is added with an elegant marble fireplace featuring a Hamco woodburning stove, all complemented by the warmth of an oak floor.





Breakfast Room/Dining Room 3.2m x 2.9m (10'6" x 9'6"): A wonderful bright space, the breakfast room boasts two walls of windows, with French doors to the patio and a porcelain tiled floor.

Kitchen 5.16m x 4.4m (16'11" x 14'5"): The spacious kitchen is fitted with a great range of shaker style cabinets and topped with a granite counter, all complemented with a tile splashback and porcelain tile floor. It is equipped with a double oven, fridge freezer, microwave, dishwasher and gas hob.

Utility Room 2.46m x 1.47m (8'1" x 4'10"): The utility includes a range of storage presses and is plumbed for a washing machine.





Bedroom 1 4.1m x 4m (13'5" x 13'1"): The front bedroom impresses with its spaciousness, featuring a delightful bay window, warm engineered oak flooring, and ample storage provided by quality fitted wardrobes.

En-Suite 2.83m x 1.64m (9'3" x 5'5"): Recently expanded and remodelled, the ensuite bathroom boasts a luxurious, fully tiled design with attractive ceramic tiles gracing both the floor and walls. The modern suite features a stylish vanity unit, wc, heated towel rail, and an indulgent walk-in shower. Jack and Jill style, it has a door to bedroom 4/ dressing room.

Bedroom 2 4.28m x 3.21m (14'1" x 10'6"): A large comfortable double room overlooking the back garden, it has an oak floor and fitted wardrobes.

Bedroom 3 3.1m x 3.1m (10'2" x 10'2"): This spacious double room with side view includes fitted wardrobe and oak floor.



Bedroom 4/Dressing Room 3.07m x 2.27m (10'1" x 7'5"): This is a single bedroom, currently used as a dressing room and includes a selection of open wardrobes and drawers.

Bathroom 3.06m x 1.65m (10' x 5'5"): Recently transformed, the main bathroom boasts a sophisticated modern suite. The freestanding bath, vanity unit, low-profile wc, soft lit mirror and heated towel rail provide ultimate comfort. The walls are clad in classic marble-effect tiles, and the ceiling is panelled.

Outside To front is a cobble lock drive accommodating three cars. The garden features shrubs and trees including cherry blossom and weeping willow. There is gated side access on both sides. The secluded rear garden offers total privacy and is not overlooked from any location. It has been beautifully landscaped to include a lush lawn encircled by a graceful copper beech hedge, creating a backdrop for two large limestone patios. Perfect for entertaining, one patio is adorned with a gazebo, offering a sheltered spot for alfresco dining. Raised beds, bordered by elegant low quartz walls, burst with vibrant shrubs such as Hydrangeas, smoke trees, peonies, and geraniums.

Shed 4.2mm x 1.6m (13'9"m x 5'3"): Includes electricity.





Special Features & Services

- Beautifully presented family home in a prime location.
- Built 1999.
- Extends to a generous 151m²s of accommodation.
- uPVC double glazed windows.
- Natural gas central heating with new boiler installed and Ember remote system.
- Versatile reception rooms.
- Four generous bedrooms.
- Cobblelock driveway with ample off street parking for 3 cars.
- Very private rear garden, not overlooked, with stone patio, lawn, trees and flower beds.
- Overlooking green area to front.
- Upvc fascia and soffits.
- Low maintenance red brick exterior finish.
- Attic recently reinsulated and walls pumped.
- Hamco stove fitted 2022.
- Main bathroom and ensuite remodelled 2024.
- New tank fitted in hotpress.
- Fitted with intruder alarm and panic buttons.
- Most curtains, light fittings and blinds included.
- All kitchen appliances included.
- Outside tap, sockets and sensor lights in rear garden.
- A short walk to the centre of Naas town with its array of boutiques, restaurants, bars, theatre, hospital and sporting facilities.
- Easy access to Junction 9 of the N7/M7.
- On bus route for 126 bus to Dublin city centre, UCD and DCU.
- A short drive to the train station in Sallins with trains to Heuston and Grand Canal docks.

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