



BER B2

*Brigadoon, 29 The Green, Johnstown Manor, Johnstown,
Naas, Co. Kildare, W91 CK02.*

**Sherry
FitzGerald**
O'Reilly

***Brigadoon, 29 The
Green, Johnstown
Manor, Johnstown,
Naas, Co. Kildare,
W91 CK02.***

***An exceptional 5
bedroomed detached
home in the highly
desirable Johnstown
Manor estate!***

Asking Price €670,000

For Sale by Private Treaty

***Selling agents
Sherry FitzGerald
O'Reilly
Phone 045 866466
info@sfor.ie***



Sherry FitzGerald O'Reilly are thrilled to present 29 The Green, Johnstown Manor, an exceptional 5 bedroomed detached home in the highly desirable Johnstown Manor estate. A beautifully appointed property, it offers ample space for growing families, with generous bedrooms, multiple reception rooms, and a delightful garden.

This meticulously maintained home has been lovingly extended and upgraded by its current owners, with many projects over the years, including a sunroom extension, converted attic into bedroom 5 and the addition of a log cabin and outdoor bar and kitchen. Recent improvements also include stylishly refurbished bathrooms, new flooring, doors, and a beautifully redesigned garden with porcelain patio, synthetic lawn, water feature and raised beds. Featuring high-quality finishes and fixtures throughout, this warm and inviting home is in excellent condition.

Number 29 is situated overlooking a large green area in this family friendly estate, within easy walking distance of restaurants, shops, garden centre and creche. It is close to Naas town (2.5km) with its many boutiques, restaurants, bars, theatre, cinema, hospital and schools. Local sporting facilities include the Palmerstown House Golf Course, Naas Rugby club and Toberton Lodge Riding School, all just five minutes from this home. For the racing enthusiast, Punchestown, Naas and the Curragh racecourse are nearby.

This home is perfectly located for commuters, beside Junction 9, making the city centre and Dublin Airport within easy reach. 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 126 bus to Dublin and Kildare also stops in the village.

The accommodation in this wonderful family home comprises entrance hall, sitting room, office, kitchen/dining room, utility, sunroom and guest wc. First floor- 4 bedrooms (one en-suite) and a family bathroom. Second floor – Bedroom 5. Outside – log cabin, outdoor bar and kitchen.

Porch 2.48m x 0.7m (8'2" x 2'4"): With tile floor and uPvc French doors to front.

Entrance Hall 6.33m x 1.8m (20'9" x 5'11"): The bright hallway boasts elegant, panelled walls, a porcelain tile floor and carpet runner to stairs.

Sitting Room 5.72m x 3.87m (18'9" x 12'8"): This spacious room features a large front-facing window, an impressive marble and cast iron fireplace with a solid fuel stove, and a stylish herringbone laminate floor. Sliding doors lead to the dining room.





Office 3.7m x 2.38m (12'2" x 7'10"): This is a versatile room to front with an oak laminate floor.

Sunroom 4m x 3.76m (13'1" x 12'4"): This is a wonderful addition to the home. It is a light filled room of dual aspect with overhead Velux windows and bifold doors to the garden. It is warmed by a contemporary Kratki 9kw wood burning stove and has a porcelain floor underfoot.

Guest WC 1.7m x 0.72m (5'7" x 2'4"): With wc, vanity unit and tiling to floor and walls.





Kitchen 5.35m x 3.38m (17'7" x 11'1"): The kitchen features a superb selection of sleek high-gloss cabinets and drawers, with a central island providing additional storage and seating. Integrated appliances include a fridge-freezer, dishwasher, double oven, and five-ring gas hob. The kitchen floor is tastefully tiled in porcelain.

Dining Area 4.4m x 3.2m (14'5" x 10'6"): The adjacent dining area features eye-catching wallpaper and a striking pendant light. The dining area is open to the sunroom.

Utility Room 2.5m x 1.5m (8'2" x 4'11"): The utility room offers a large range of storage presses with integrated fridge freezer. It is plumbed for both washing machine and dryer. It contains the gas boiler and from here the back door leads to the covered side passage. With tiled floor.





Floor 1 - Landing 4m x 3.2m (13'1" x 10'6"): The landing has a carpet floor, with hot press off and panelled walls.

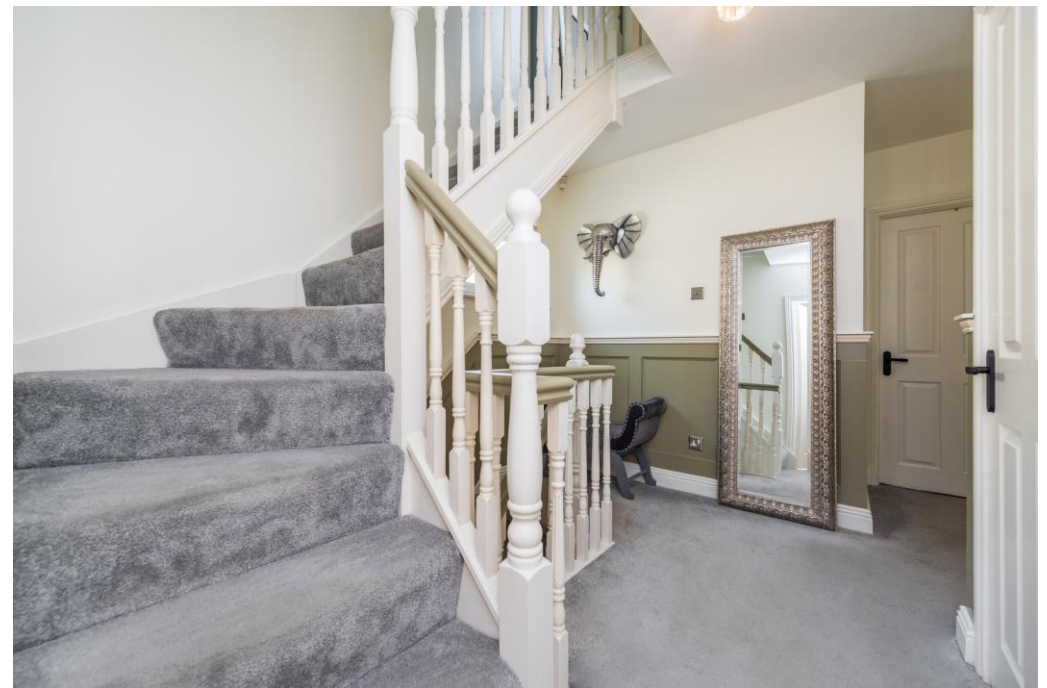
Bedroom 1 4.44m x 3.26m (14'7" x 10'8"): This is a generous bedroom to front with a range of fitted Sliderobes and an oak laminate floor.

En-Suite 2.51m x 1.62m (8'3" x 5'4"): The en-suite was renovated in May of this year, and now features a contemporary suite of wall hung vanity unit with drawers and mounted bowl, WC, and shower unit with electric shower. It has an led mirror, heated towel rail and exquisite tiling to floor and walls.

Bedroom 2 3.4m x 2.8m (11'2" x 9'2"): A spacious double room with rear view, it has a laminate oak floor.

Bedroom 3 2.96m x 3.5m (9'9" x 11'6"): This is a double room with view of the rear garden. It is fitted with built in wardrobes and an oak laminate floor.

Bedroom 4 3m x 2.2 (9'10" x 2.2): A single bedroom to front, it is currently used as a dressing room and is fitted with a range of wardrobes.





Bathroom 2.52m x 2.25m (8'3" x 7'5"): The recently remodelled family bathroom features a luxurious black and white Sonas suite, including a rimless wc, bath, wall-mounted vanity unit with storage, heated towel rail, LED mirror, and a walk-in shower with a rainfall showerhead. The bathroom's stunning tiles complete the opulent design.

Floor 2

Bedroom 5 4.37m x 4.2m (14'4" x 13'9"): This spacious room is flooded with natural light from its three Velux windows. It features a grey oak laminate floor, a built-in bed, and a wall of fitted wardrobes with drawers and rails.



Outside The front garden features a lush lawn and a vibrant flower bed filled with roses, hydrangeas, and cotoneaster. A cobblestone driveway, bordered by hedges, offers ample parking for four cars and includes an electric car charger.

The back garden is a haven for relaxation and entertainment. It was beautifully redesigned in July of this year and offers a host of different elements and multiple seating areas offering lots of space to relax. It now boasts stone clad raised beds with granite tops which are filled with hydrangeas, lavender and ilex, a cedar wood privacy fence with lighting, synthetic lawn, perfect porcelain tiled patio and a stunning waterfall style water feature. A cozy covered dining area includes an outdoor kitchen with storage, a wine fridge, and a Weber barbecue. The centrepiece is a bespoke outdoor bar with a handcrafted solid wood counter and ample shelving.

Log Cabin 3.65m x 3.5m (12' x 11'6"): Used as a home gym, the cabin has power and wooden floor.





Special Features & Services

- Built circa 1999.
- Extends to 177m² approximately.
- Gas fired central heating and two wood burning stoves.
- Solar panels for water heating.
- uPVC double glazed windows installed 2017.
- Fitted alarm system.
- Low maintenance exterior.
- Front cobblelock drive with parking off street for four cars and electric car charger.
- Overlooking large green space.
- Sunroom added to rear 2016.
- Stylish internal doors.
- Main bathroom and ensuite beautifully refurbished May 2024.
- Garden redesigned 2024 to include no maintenance lawn, porcelain tile patio, raised beds and water feature.
- Superb outdoor bar, garden kitchen and dining area.
- Log cabin in garden currently used as home gym.
- All carpets, curtains, blinds and light fittings included.
- All fitted kitchen appliances included.
- uPvc Soffit and fascia.
- Easy walk to Johnstown village with restaurants, shops and garden centre.
- A short drive to the centre of Naas town with its array of shops, restaurants and sporting facilities.
- Easy access to Junction 8 and 9 of the N7/M7, just a 10 minutes' drive to the Arrow commuter train in Sallins and 15 minutes to the Luas at Citywest.

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Directions: From Naas, take the Dublin Road. At the roundabout take the exit to Johnstown. Follow the road into the village. Take the turn right just before Centra, turning onto Johnstown Manor. Follow the road, taking the third right turn, then turn left and number 29 will be on your left hand side.



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