



*Ráth Rua, Killashee, Naas, Co. Kildare, W91 A5YD.*



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Naas,  
Co. Kildare,  
W91 A5YD.***

***An exquisite home that  
offers the perfect blend of  
country living and modern  
convenience!***

***€799,000***

***Viewing strictly by  
appointment***

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

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Sherry FitzGerald O'Reilly are delighted to present Ráth Rua, an exquisite home that offers the perfect blend of country living and modern convenience. This superb detached residence is set on approximately one acre of beautifully landscaped gardens, providing a peaceful and private sanctuary just minutes from the vibrant heart of Naas.

Ráth Rua boasts a light-filled, architecturally designed interior featuring a variety of spacious and elegant reception rooms, including a stunning vaulted sunroom, perfect for relaxation and entertaining. The property offers four generous bedrooms, three of which are ensuite, offering ample space and comfort for all the family.

It is an easy drive from this lovely home to the centre of bustling Naas town, with its renowned boutiques, fine restaurants and bars, Theatre and leisure amenities. For those interested in racing, Punchestown and Naas racecourses are a short drive away. For the golfer, Craddockstown Golf Club is just a few minutes car journey. There are four Primary schools within a three-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 – entrance hallway, sitting room, sunroom, living room, study, kitchen, utility, bathroom, 2 double bedrooms (one en-suite). Upstairs 2 double bedrooms with en-suite. Outside – garage, glasshouses, toolshed and fuel storage sheds.

Ráth Rua is stunning home that offers the best of both worlds, a peaceful escape with all the conveniences of town living just moments away. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



**Entrance Hallway** Step into an impressive double height entrance hall, with a paneled vaulted ceiling and gallery landing overhead. An elegant chandelier hangs from above and a large Velux window floods the space with light. The floor is laid in a warm oak which continues through many rooms downstairs.

**Sitting Room** 5.8m x 4.82m (19' x 15'10"): The sitting room is a wonderfully bright and elegant room of grand proportions and dual aspect. A focal point is the opulent marble fireplace with cast iron insert and granite hearth. Double doors open directly into the sunroom, creating a seamless flow between the two spaces, perfect for entertaining.

**Sunroom** 4.88m x 3.13m (16' x 10'3"): Flooded with natural light from its high vaulted roof, the sunroom is a truly stunning space. Terracotta tiling gives the room a warm, rustic feel, and French doors open directly onto the bordered seating area in the garden.









**Living Room** 4.97m x 3.63m (16'4" x 11'11"): Located just off the kitchen, the cosy family room is warmed by a cast iron fireplace with inset solid fuel stove. It is of dual aspect with sliding doors leading to the garden

**Study** 4.06m x 3.39m (13'4" x 11'1"): This is a versatile room which could also be used as a fifth bedroom or a playroom. It overlooks the front garden and has an oak floor.

**Kitchen** 5.66m x 4.84m (18'7" x 15'11"): The heart of the home, the kitchen is a warm and inviting space which includes a classic Stanley range cooker used for both cooking and heating. The Kitchen is fitted with an extensive range of cabinets, ensuring ample storage. It comes fully equipped with a ceramic hob, double oven, fridge freezer, and dishwasher. Terracotta floor tiles and an attractive backsplash complete this space.

**Utility Room** 2.4m x 1.65m (7'10" x 5'5"): The utility room includes a range of fitted cabinets, worktop and sink, with a freezer and washing machine. Back door to garden.









**Bathroom** 3.27m x 3.27m (10'9" x 10'9"): The spacious bathroom offers a freestanding roll top bath, a separate shower cabinet, wc and wash hand basin.

**Bedroom 1** 4.91m x 4.56m (16'1" x 15'): The master bedroom is a generous space of dual aspect, with fitted wardrobes and drawers and an oak floor.

**En-Suite** 3.37m x 1.78m (11'1" x 5'10"): The en-suite comprises a corner shower cabinet with pumped electric shower, bidet, wc and wash basin. With tiling to floor and shower.

**Bedroom 2** 3.766m x 3.06m (12'4" x 10'): A double room to front with a bay window, fitted wardrobe and carpet floor.

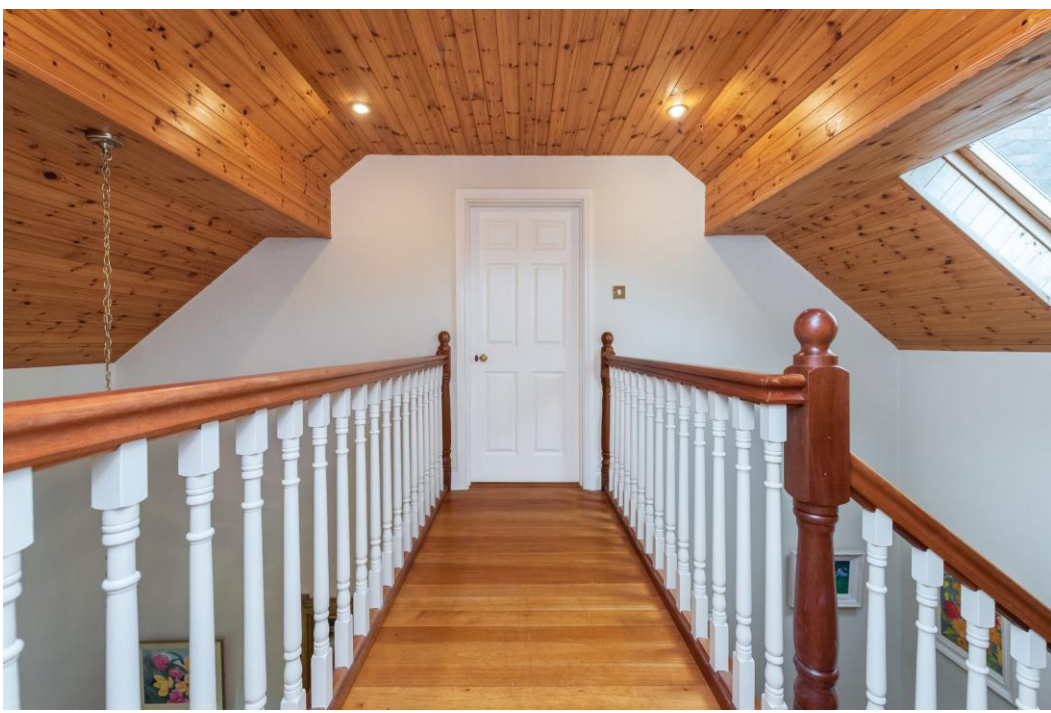
**Upstairs - Landing** 3.04m x 1m (10' x 3'3"): The gallery landing overlooks the entrance hall and links the two bedrooms upstairs.

**Bedroom 3** 5.45m x 3.9m (17'11" x 12'10"): Bedroom 3 is a large comfortable room with a dormer window to front and Velux window to rear. It includes a range of fitted wardrobes and a wooden floor.

**En-Suite** 3.55m x 0.88m (11'8" x 2'11"): With wc and wash hand basin, it has a wooden floor and tiled backsplash.









**Bedroom 4** 4.51m x 4.4m (14'10" x 14'5"): This is a roomy double with a solid wooden floor, fitted wardrobes and attic access.

**En-Suite** 1.74m x 1.5m (5'9" x 4'11"): With wc and wash hand basin, it has a wooden floor and tiled backsplash.

**Outside - Garage** 6.11m x 6m (20'1" x 19'8"): The block built shed with an 'up and over' door to front is fitted with shelving and a large toolbench, wc and wash basin.

**Gardens** The gardens of Ráth Rua have been beautifully landscaped and offer a peaceful retreat. From the front gate, a driveway winds through the expansive lawns, which feature a diverse collection of native and fruit trees. Sturdy oak and copper beech trees stand alongside birch, hornbeam, rowan, maple and willow, while apple and pear trees offer a bounty in summer. The property is bordered by laurel hedging, allowing glimpses of the open fields to rear. The outdoor spaces have been designed to connect seamlessly to the home. Just off the Kitchen and Living room, a sheltered courtyard provides the perfect spot for a morning coffee. On the other side of the house, French doors from the Sunroom open onto a charming seating area. Low-lying boxwood hedges frame this space, which features a mix of paving and gravel. The flower borders here provide lots of colour with beautiful plantings of geranium, fuchsia, anemone, viburnum, and hydrangea.





## Special Features & Services

- Built in 1997.
- Set on a site of 1 acre approximately.
- Extends to a generous 246m<sup>2</sup> approximately of accommodation.
- Many versatile reception rooms.
- Oil fired zoned heating plus Stanley dual fuel range.
- uPvc double glazed windows.
- All bespoke curtains and roman blinds included.
- Attractive wisteria and Boston ivy clad exterior.
- All integrated appliances and light fittings included.
- Fitted alarm system.
- Block built garage with electricity and water.
- Wooden toolshed, fuel sheds and two glasshouses.
- Upvc soffit and fascia.
- Charming gardens with sweeping lawns, a large variety of native and fruit trees and two seating areas.
- Open fields to rear.
- Electric gated entrance and parking for many cars.
- Four Primary schools and a secondary school within a 3-minute drive at Killashee, Two Mile house and Pipers Hill campus.
- 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.

**BER** BER C1 BER No. 118438647

## DIRECTIONS:

From Main Street, Naas, drive south on the Kilcullen Road, passing Killashee House Hotel. Take the second left turn, onto L6044. The second gate on the left is Ráth Rua.











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