



# GOFFS

PROPERTY

## Tipper North

on c.0.91 ha (c.2.25 acres).  
Tipper Road, Naas,  
Co. Kildare, Ireland.

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*A charming family home in a wonderful location and on a large site extending to c.2.25 acres.*

A charming family home with manicured gardens, fenced paddocks and barn with two stables. The property is superbly maintained throughout boasting many extras and located just outside the popular town of Naas.



## The Property

A detached two storey residence, tastefully presented by its current owners and set in a picturesque country setting, yet convenient to the bustling town of Naas.

The property is accessed through electric gates and a gravel driveway, with lighting and stud railed fencing on both sides.

To the rear and side there is a mature beech hedgerow and two paddocks (one to the front and one to the front, side and rear of the house).

Outside there is a large detached garage, garden shed, two fenced paddocks and a small barn with two stables.



## Accommodation

The residence extends to c.242 sq.m. (c.2600 sq.f.t) and the accommodation briefly includes entrance porch, hall, kitchen/breakfast room, study, sun room, utility with guest wc, and ensuite bedroom (currently used as a dining room) on the ground floor.

There is a principle bedroom (with ensuite and walk-in wardrobe), two further bedrooms (one with ensuite and walk-in wardrobe) and main bathroom on the first floor.

4

BED

3

BATH

2

LIVING

242

M<sup>2</sup>



## Features

Electric gates  
Wonderful site extending to c.2.25 acres  
Sunroom  
Large detached garage with roller door  
Solar panels with battery storage  
Presented in excellent condition  
Two fenced paddocks with barn and two stables  
Solid fuel stove with back boiler  
Close to Naas town, M7/N7 and Sallins train station  
3 ensuite bedrooms  
Double glazed windows  
BER B1  
Constructed - c.2010  
Alarm



## Amenities

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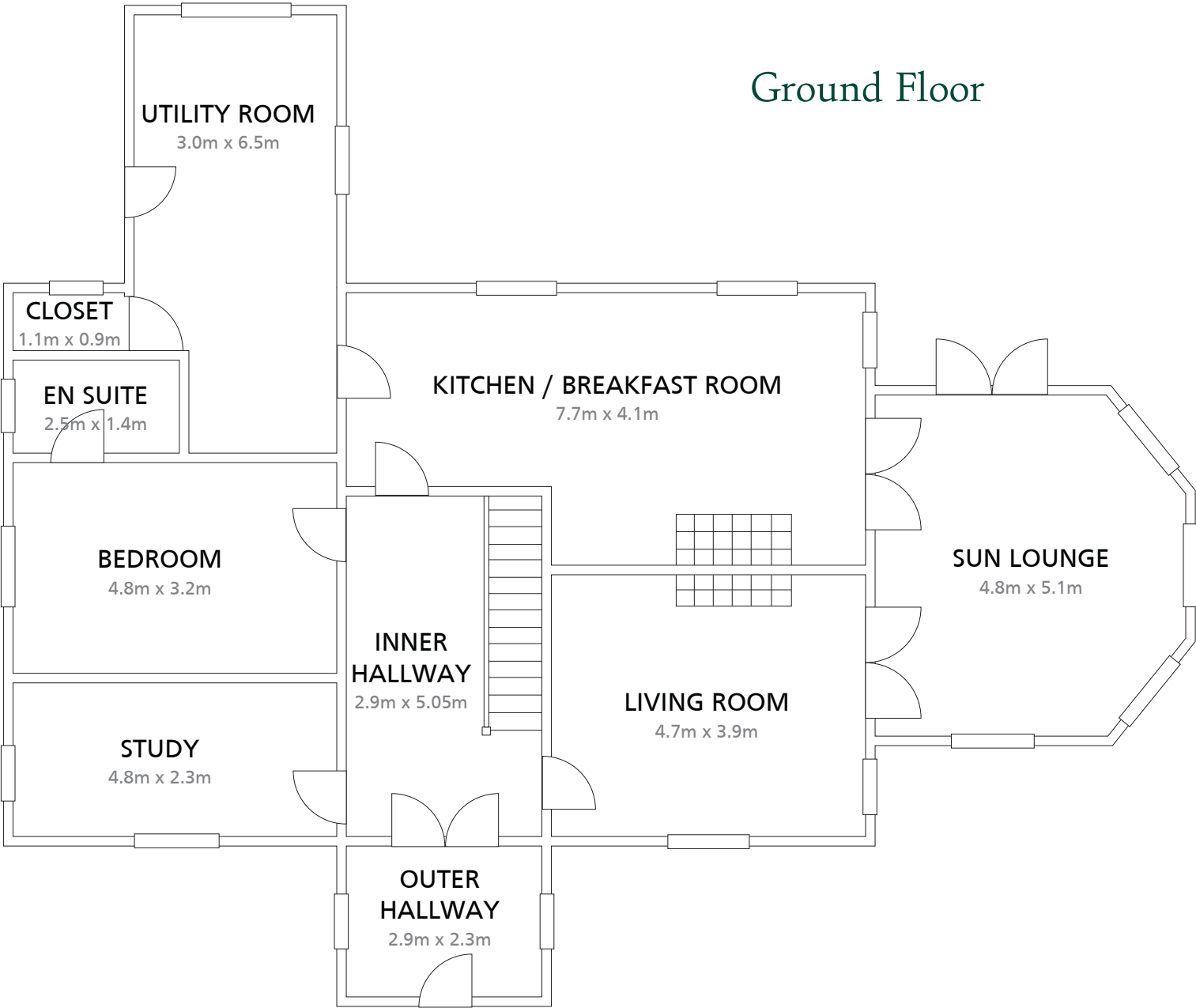
Naas is the capital town of Co. Kildare and is well served with a number of schools (both primary and post primary), shops, restaurants and a host of local amenities.

In the vicinity, you also have three racecourses of which Naas Racecourse is literally on your doorstep. Punchestown and The Curragh are both within easy driving distance.

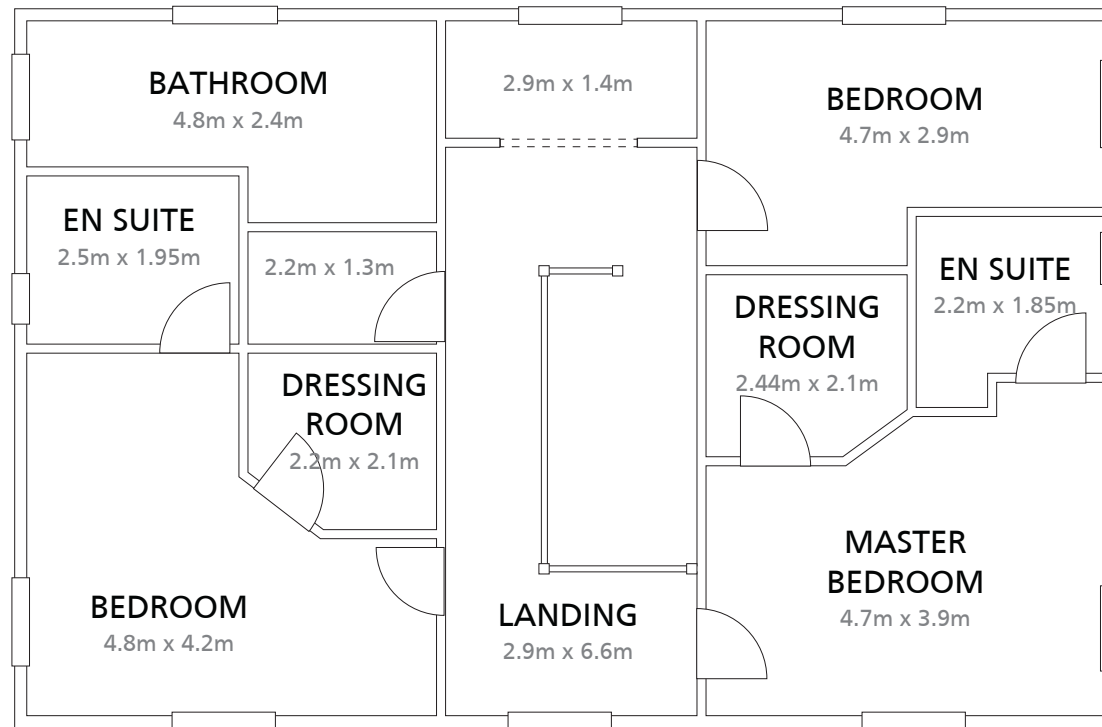
Naas & Craddockstown Golf Clubs, Naas Tennis Club, Naas GAA, Naas Rugby Club, Naas Athletic Club as well as a leisure centre and a number of parks and children's playgrounds. Residents can also enjoy a variety of local walks including the Grand Canal or at either Naas or Punchestown Racecourses.



# Ground Floor



# First Floor



## Location

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### CO-ORDINATES

Lat: 53.220424 (53° 13' 13.53" N)  
Long: -6.626194 (6° 37' 34.30" W)  
Eircode: W91 KWX7

### LOCATION

The property is superbly located being only c.2km from Naas town and only a short drive from the M7/N7 at Johnstown (Junction 8).

2  
KM

NAAS

2  
KM

M7 / N7

35  
KM

DUBLIN CITY

43  
KM

DUBLIN AIRPORT

## Details

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### SERVICES

Mains water, septic tank, electricity, oil fired central heating solar panels with battery storage, fibre broadband.

### TITLE

Freehold

### ENERGY EFFICIENCY

**BER B1** Building Energy Rating: B1. Certificate No: 107496069.  
Energy Performance: 79.57 kWh/m<sup>2</sup>/year.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

### SOLICITOR WITH CARRIAGE OF SALE

Mr. David Doyle, David Doyle Solicitors.  
Main Street, Urlingford, Co. Kilkenny. E41 D9W9.

### VIEWING

Viewing is strictly by appointment with the selling agents.



G O F F S P R O P E R T Y . C O M

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