

For Sale

Asking Price: €420,000

Sherry
FitzGerald
O'Reilly



31 Caragh Green,
Naas,
Co. Kildare
W91 T9DV.

BER C3

sherryfitz.ie



Sherry FitzGerald O' Reilly are pleased to present 31 Caragh Green, a three-bedroom semi-detached home nestled in a quiet, family-friendly estate. Caragh Green is a leafy estate, with lots of green space, located near the banks of the Grand Canal. Number 31 is set in a quiet cul de sac, overlooking a green area. Set on a spacious plot, with a large side entrance, it offers the potential to extend to the side and rear. In preparation, foundations have already been laid for a kitchen extension of 40m.

From here, a short leisurely walk along the tow path of the canal brings you to the centre of Naas town, which offers a wide array of boutiques, shops, bars, restaurants, schools, theatre, and recreational facilities. This home enjoys close proximity to local schools, leisure centre, playground, skate park, supermarkets and hotels. For the commuter, it offers quick access to the M7, a ten-minute drive to the rail station in Sallins, and bus services from the nearby Newbridge Road.

The accommodation in this superb home comprises - entrance hall, sitting room, kitchen /dining and guest wc. Upstairs there are 3 bedrooms and a family bathroom.



Accommodation

Entrance Hallway 4.52m x 1.81m (14'10" x 5'11"): The entrance hall features a porcelain tile floor and carpet to stairs.

Sitting Room 5.77m x 3.34m (18'11" x 10'11"): The spacious sitting room offers a bay window and a grey oak laminate floor. It features an impressive stone fireplace with open fire.

Guest WC 1.55 x 0.71m (1'55" x 2'4"): With wc and wash basin, it has a tile floor and surrounds.

Kitchen / Dining Room 5.2m x 3.6m (17'1" x 11'10"): This is a light filled space, with patio doors leading from the dining area to the garden. The kitchen features a superb range of modern high gloss cabinets and drawers, while the large peninsula houses the Franke ceramic sink, dishwasher, washing machine, additional storage and seating for casual dining. Also included are the oven and freezer. The room is complete with sandstone tiling to wall and porcelain tile floor.

Landing 3.4m x 1.88m (11'2" x 6'2"): With laminate floor, hotpress off and attic access.

Bedroom 1 4.87m x 3.5m (16' x 11'6"): This is a spacious double bedroom to rear, with a laminate oak floor and large selection of fitted wardrobes.

Bedroom 2 4.4m x 3.33m (14'5" x 10'11"): Bedroom 2 is a generous double to front with a laminate wood floor, bay window and lots of fitted wardrobes.

Bedroom 3 2.69m x 2.3m (8'10" x 7'7"): This is a double room with front views, built in wardrobe and washed-oak laminate floor.

Family Bathroom 2.34m x 1.64m (7'8" x 5'5"): The family bathroom is fitted with wc, wash basin and bath with an electric power shower overhead. The room is fully tiled to floor and walls.

Outside To front, the drive offers parking for one car off street. The garden is in lawn with borders of bamboo, purple plum and fir trees offering privacy. There is double gated side access to the rear garden. The large back garden is in lawn with lots of trees planted such as evergreen oak, silver birch and pine trees. The foundations are laid for the 40m extension, and the garden includes hot and cold water taps and outdoor sockets.





Special Features & Services

- Built circa 1999.
- Extends to 88m² approximately.
- uPvc double glazed windows (2020) and composite front door.
- Off street parking for one car on drive.
- Includes all listed appliances and light fittings.
- Wired for alarm.
- Spacious garden to rear, in lawn with mature trees.
- Low maintenance exterior of brick and dash.
- Overlooking green area and beside parkland.
- Energy efficient electric heating.
- Piped for oil radiators.
- Foundations laid for 40m rear kitchen extension.
- Double gated side entrance.
- A short walk to the centre of Naas town with its array of shops, boutiques, restaurants, theatre, hospital and many sporting facilities.
- Within walking distance of many Naas schools both primary and secondary.
- Perfect location for canal towpath walks and close to leisure centre, playing fields, skatepark and playground.
- Easy access to the N7/M7 Junctions 9A and 10.
- Just a ten-minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.

BER BER C3, BER No. 109980169.



31 CARAGH GREEN, NAAS, CO. KILDARE





NEGOTIATOR

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DIRECTIONS

From Naas, take the Newbridge Road, passing the Fire station and the Kildare County Council offices. At the next set of traffic lights, take the right turn. Proceed to the roundabout and take the third exit, then next left onto Caragh Court. Follow this road, passing the green area, taking the third right onto Caragh Green, then the second right into the cul de sac. Number 31 will be on the right-hand side.

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.

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