

For Sale

Asking Price: €485,000

**Sherry
FitzGerald**
O'Reilly



51 Arconagh,
Newbridge Road,
Naas,
Co. Kildare,
W91XC2F.

BER C

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to welcome you to 51 Arconagh, a spacious 3-bedroomed semi-detached home in the family friendly Arconagh estate, conveniently located on the Newbridge Road, Naas. This is a bright and comfortable family home which has been impeccably maintained by its owners and offers a spacious south facing garden.

Arconagh is just a short walk from Naas town centre, with a wealth of boutiques, shops, bars, restaurants, and theatre close by. For recreation, it is close to numerous sporting facilities, a leisure centre, playground, and skate park, as well as picturesque canal bank walks. Families will also appreciate the proximity to local schools and crèches. Commuting is easy with the M7 motorway just a five-minute drive away. The rail service in Sallins offering trains to Heuston and Connolly Stations, can be reached in just 10 minutes.

The well-proportioned accommodation in this lovely property briefly comprises- entrance hallway, sitting room, office, kitchen/ dining room, utility, guest wc. Upstairs 3 bedrooms (one en-suite), family bathroom. Outside – metal shed.



Accommodation

Entrance Hallway 4.87m x 1.77m (16' x 5'10"): The bright and welcoming hallway is floored in porcelain tile with carpet to the stairs.

Sitting Room 4.7m x 3.65m (15'5" x 12'): This is a spacious and comfortable room overlooking the front garden. It features a solid oak floor and a cast iron fireplace with wooden surround and granite hearth. Conveniently, double doors lead from here to the dining area.

Office 3.95m x 2.3m (13' x 7'7"): This is a versatile space, suitable as a fourth bedroom, playroom or office. It has a view to front and a solid wood floor.

Kitchen/Dining Area 8.14m x 3.17m (26'8" x 10'5"): This is an expansive, light-filled room with an extra wide window plus sliding doors to the garden patio. It features a generous array of cabinets and drawers, complemented by a metro style tiled splashback. The included appliances are a new induction hob, a double oven, integrated fridge freezer, and dishwasher. The kitchen area is floored in porcelain tile while the dining area is defined by the oak floor which runs through from the sitting room.

Utility Room 2.25m x 1.54m (7'5" x 5'1"): The utility includes a range of storage cabinets and is plumbed for a washing machine and tumble dryer.

Guest WC 1.6m x 0.74m (5'3" x 2'5"): Fitted with wash basin and wc it has a tiled floor and splash.

Upstairs - Landing 2.55m x 1.95m (8'4" x 6'5"): The landing is favoured with natural light with a window on the return. With hotpress off and Stira stairs for attic access.

Bedroom 1 4.21m x 3.44m (13'10" x 11'3"): This is a generous bedroom with rear aspect, lots of fitted wardrobes and a carpet floor.

En-Suite 1.95m x 1.24m (6'5" x 4'1"): The en-suite comprises a corner shower unit with Thermostatic shower, wc, wash basin and storage press.

Bedroom 2 3.7m x 3m (12'2" x 9'10"): Bedroom two is a spacious double with views to front. It includes fitted wardrobes and a carpet floor.

Bedroom 3 2.42m x 2.3m (7'11" x 7'7"): This is a single room to front with fitted wardrobes and carpet floor.

Bathroom 1.92m x 1.65m (6'4" x 5'5"): The bathroom features a bath with overhead pumped electric shower, wc, illuminated mirror and vanity unit. It has attractive tiled walls with mosaic accents and tile floor.

Outside To front the garden is in lawn with hedging on both sides. The driveway can accommodate two cars off street. Gated access to rear.

The sunny south facing rear garden is in lawn, with both a paved patio and a childrens play area which is laid with bark. The garden is bordered with many shrubs, trees and climbers, such as roses, Japanese maple and Holly, rose bushes, Boston Ivy and lavender, chives and strawberries. With metal shed (3m x 1.82m).





Special Features & Services

- Built in 1992.
- Extends to a generous 110.5m2 of accommodation.
- Spacious family friendly accommodation.
- Oil fired central heating with new boiler installed in 2024.
- Wired for an alarm.
- South facing garden to rear with patio, lawn, play area and many shrubs.
- Double glazed uPvc windows and composite front door (2022).
- Driveway to front with off street parking for 2 cars.
- All carpets, blinds, light fittings and listed appliances included.
- uPvc fascia and soffits.
- 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 C, BER No. 101161461





NEGOTIATOR

Catherine
Sherry FitzGerald O'Reilly
Equity House, Main Street, Naas,
Co Kildare
T: 045 866466
E: john@sfor.ie

DIRECTIONS

From Naas North Main Street, take the Newbridge Road (R445), Pass the Kildare County Council buildings and take the left into the Arconagh estate just before the traffic lights. Take the third right turn and number 51 will be the third house on the left-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.

PSRA Registration No. 001057