



*10 Ban na Greinne, Craddockstown Road, Naas,  
Co. Kildare, W91 YYE6.*



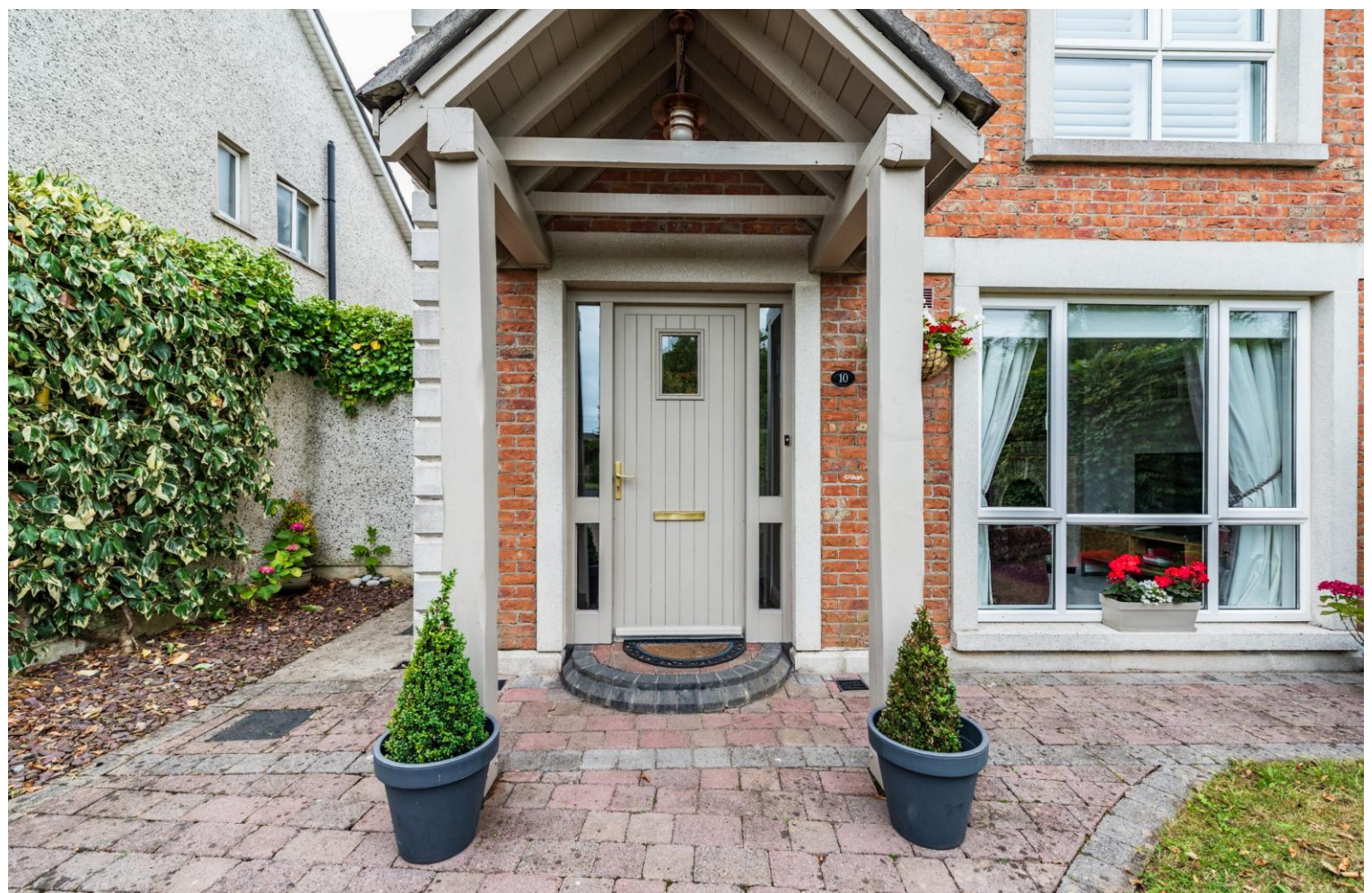
***10 Ban na Greinne,  
Craddockstown  
Road, Naas,  
Co. Kildare,  
W91 YYE6.***

***An impressive 4 bedroomed  
semi-detached home  
extending to 150m<sup>2</sup> /1,615  
sq.ft. approximately, nestled  
in a tranquil estate off the  
Craddockstown Road in  
Naas!***

***Asking Price €575,000***

***For Sale by Private Treaty***

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



Sherry FitzGerald O'Reilly are delighted to present 10 Bán na Greinne, an impressive 4 bedroomed semi-detached home nestled in a tranquil estate off the Craddockstown Road in Naas. This superb property has been meticulously maintained and thoughtfully enhanced by its current owners. With extensions on two levels, the home now boasts an additional living room. The family bathroom and en-suite were both stylishly renovated in 2022, featuring contemporary suites that add a touch of modern luxury. This attractive residence overlooks a green area and boasts a charming red-brick facade, complemented by elegant granite sills and quoins, and with a distinctive arched window on the first floor.

Ban na Greinne is a peaceful, family friendly estate of just 36 homes. From here it is a short stroll to the bustling Naas town centre with its many excellent boutiques, restaurants, bars, theatre and leisure facilities. It is just a few minutes' walk to Naas Hospital, most schools, the Vista centre and the picturesque Naas lakes. The M7 motorway and the Sallins rail station are both a short drive away. For the sports enthusiast Punchestown Racecourse and Craddockstown Golf Club are also a short drive away.

The accommodation in this wonderful home comprises- hallway, cloakroom, guest wc, sitting room, kitchen/dining/living room and utility room. Upstairs – landing, 4 bedrooms (3 double, one single), one with en-suite, and family bathroom.

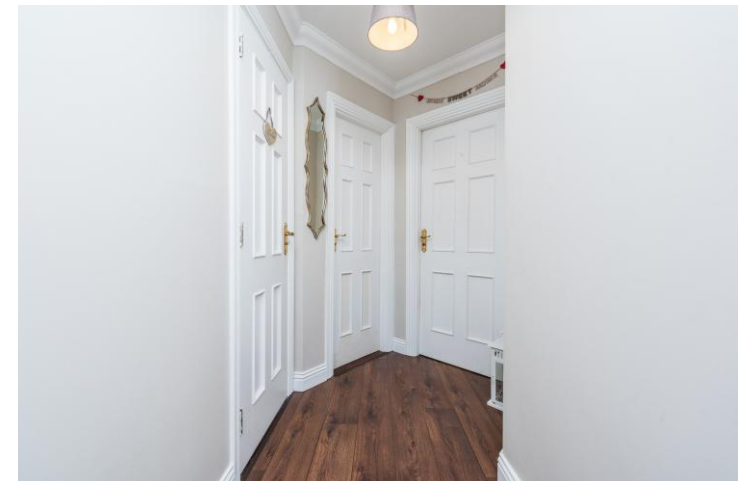
Number 10 is perfect for a growing family, offering an ideal location, generous interior space, and spacious gardens at both the front and rear. Viewing is a must.



## Accommodation

**Hallway** 6m x 2m (19'8" x 6'7"): The hallway boasts a wide plank walnut laminate floor with carpet laid to stairs. It includes a walk-in cloakroom (1.5m x 1.12m) lined with shelves and hooks.

**Sitting Room** 5.25m x 3.58m (17'3" x 11'9"): This is a superbly spacious, light filled room with large window, overlooking the front garden. It features a carpet floor and an exquisite stone fireplace with cast iron inset and gas fire. Double doors lead to the dining area.





## Kitchen/Dining/Living Area

**Kitchen** 4.26m x 2.8m (14' x 9'2"): This extensive open-plan space seamlessly connects to the living area, creating an ideal hub for entertaining and family life. The kitchen boasts a generous selection of shaker-style cabinets in two complementary hues with an attractive metro tile splashback. It is fitted with integrated appliances, including a gas hob, double oven, fridge freezer, and dishwasher. The kitchen is finished with practical porcelain tiles underfoot, while the adjoining dining and living areas feature warm oak laminate flooring.

**Dining Area** 4.66m x 3.63m (15'3" x 11'11"): The dining area is highlighted by an industrial-style pendant ceiling light positioned perfectly over the dining table. A separate utility room is located just off the kitchen.





**Living Area** 7.8m x 2.97m (25'7" x 9'9"): The living area is a wonderfully inviting, light filled space with a vaulted ceiling and three Velux windows (electric remote controlled) overhead. It is of dual aspect, with French doors opening onto the patio and a corner window. This cosy room features a bespoke cabinet, bespoke shutters and has an oak laminate floor.

**Utility Room** 1.92m x 1.53m (6'4" x 5'): The utility includes shaker style cabinetry to floor and wall, a sink, gas boiler and back door. It is plumbed for washing machine and tumble dryer.

**Guest WC** 1.52m x 0.77m (5' x 2'6"): With wc and washbasin and tile splashback.









## Upstairs

**Landing** 5.5m x 3m (18'1" x 9'10"): The landing has a hotpress off and Stira stairs to the part floored attic.

**Bedroom 1** 4.81m x 3.63m (15'9" x 11'11"): The generous master bedroom includes a vaulted ceiling, and a lovely arched window (with bespoke shutters) frames the front garden. It has a cosy carpet floor and a range of fitted wardrobes.

**En-Suite** 2.36m x 1.9m (7'9" x 6'3"): The en-suite has been recently refurbished to a high standard. It features a stylish Sonas suite, including a low-profile wc, a wall hung vanity, a storage unit, LED mirror, and a shower unit with rainfall head and a riser. The space is completed with attractive tiling to the floor and surrounds.

**Bedroom 2** 4.07m x 2.62m (13'4" x 8'7"): This is a spacious double bedroom to rear with a carpet floor and a range of fitted wardrobes and dressing table.

**Bedroom 3** 3.8m x 3m (12'6" x 9'10"): Part of the extension, bedroom 3 is a double bedroom with a vaulted ceiling, led spot lighting, fitted wardrobes and shelving.

**Bedroom 4** 3.02m x 2.77m (9'11" x 9'1"): Bedroom 4 is a generous single room with front aspect, fitted wardrobes and carpet floor.

**Family Bathroom** 3m x 1.72m (9'10" x 5'8"): The extended bathroom was remodelled in 2022 with a contemporary suite including a large wall hung vanity, led mirror, wall hung storage cabinet, wc, heated towel rail and walk in shower with storage niche and pumped shower.

**Outside** The front garden is in lawn with copper beech hedging on both sides. There is parking for 2/3 cars off street on the cobblelock drive.

The rear garden is a delight. This generous outdoor space features a well-maintained lawn and a large, sunny paved patio, perfect for entertaining. The borders are defined by curved low redbrick walls, and are packed with specimen trees such as cherry blossom and an abundance of shrubs and climbers, including photinia, eucalyptus, clematis, and honeysuckle, all offering colour and texture throughout the year. Gated side access.







### Special Features & Services

- Built 2002 and extended in 2006.
- Inviting family home in a prime location.
- Extends to a generous 150m<sup>2</sup> approximately.
- Family friendly estate with lovely green area.
- Double glazed uPVC windows.
- uPVC Fascia and soffits.
- Gas fired central heating with new tank.
- Spacious rear garden in lawn with a large sunny patio and beautiful borders.
- Gated side access.
- Cobblelock drive with parking for 2/3 cars.
- Fitted alarm system.
- Low maintenance exterior of red brick and dash, with granite sills and quoins.
- All carpets, curtains, blinds, shutters and light fittings included.
- Bathrooms beautifully refurbished in 2022 and include pumped showers.
- All listed appliances included.
- Short walk to the centre of town, Naas general hospital and the Vista Centre.
- Beside two primary schools, local shop, church, park and playground.
- Less than a 3km drive to Punchestown Racecourse.
- Easy access to 139 bus service to Maynooth, Leixlip and Blanchardstown.
- Short drive to M7/N7 and to the Sallins train station with links to Heuston station and the docklands.

BER C1, BER No. 104874748







**DIRECTIONS:** From Main Street Naas, head southwest. At Swans on the Green, take the left turn onto the Ballymore Road, then take the next left, and pass Naas hospital on your right. At the traffic lights, go straight onto the Craddockstown Road. Follow this road, taking the first right turn onto Ban na Greinne. Follow the road, towards the green area. Number 10 will be the second house on the right hand side opposite the green.

**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