



*Evergreen View, Lattensbog, Caragh, Naas, Co. Kildare,  
W91 HNT3.*



***Evergreen View,  
Lattensbog,  
Caragh,  
Naas, Co. Kildare,  
W91 HNT3.***

***€535,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

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

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Sherry FitzGerald O'Reilly warmly welcome you to Evergreen View, Lattensbog and this superb bungalow nestled in tranquil gardens extending to over half an acre. A very spacious and light-filled home, it is the perfect spot for a growing family, with four generous bedrooms providing ample accommodation. The property benefits from a thoughtfully converted attic space, adding significant value with an extra bathroom, a dedicated office and a comfortable lounge room. The substantial gardens are mostly in lawn, allowing lots of space for a play area, two patios, one covered by a practical pergola, flowering trees, shrubs and fruit trees.

This delightful home of 185m<sup>2</sup> approximately is situated on Lattensbog road, a peaceful location in the townland of Blacktrench. It is part of the close-knit community of Clongorey, the focal point being the community centre, just 3 minutes away, a hive of activity, with soccer, running club, bingo and regular classes. This location offers the serenity of the countryside with easy accessibility to the urban centres of Caragh, Naas and Newbridge.

Caragh is the nearest village with the local primary school, church, sporting facilities, bar and restaurant. A 15 minute drive takes you to the centre of Naas town with its excellent shops, restaurants, schools and sporting facilities - golf clubs, rugby club, GAA and racecourse to name a few. The busy town of Newbridge is 15 minutes away, boasting the Whitewater shopping centre, major retailers and an abundance of leisure facilities. This home enjoys easy access to major road networks including the M7 and M9, plus the train stations at Sallins or Newbridge are just 15 minutes away.

The well-proportioned accommodation in this fine property briefly comprises entrance hall, sitting room, kitchen/dining room, utility, guest wc, family bathroom, 4 double bedrooms. Upstairs – shower room, office, lounge room, walk-in hotpress, storage room. Outside – storage shed.

**Hallway** The welcoming hallway has a uPvc front door, a laminate oak floor and understairs storage press.

**Sitting Room** 5.57m x 3.65m (18'3" x 12'): This is a lovely sunny room, of dual aspect with a bay window to front. A marble fireplace with a solid fuel stove adds warmth and character.

**Kitchen/Dining Area** 5.66m x 3.34m (18'7" x 10'11"): The kitchen features an attractive range of shaker style cabinets offering lots of storage, with a metro style tile splashback and a new laminate floor. It includes a gas hob, oven, fridge freezer and dishwasher. Of dual aspect, the French doors open out to a delightful pergola-covered patio, perfect for indoor-outdoor living.

**Utility Room** 3.4m x 1.62m (11'2" x 5'4"): The utility includes the washing machine, storage presses and the back door.

**Guest WC** 2.18m x 1.16m (7'2" x 3'10"): With wc, wash hand basin and porcelain tiling to floor and walls.













**Bedroom 1** 3.87m x 3.58m (12'8" x 11'9"): Spacious double room with rear view; it has a laminate oak floor and wardrobes.

**Bedroom 2** 3.64m x 3m (11'11" x 9'10"): This is a generous double bedroom with front aspect. It is fitted with a great selection of built in wardrobes, drawers and shelving.

**Bedroom 3** 3.64m x 2.82m (11'11" x 9'3"): Bedroom 3 is to front, with an oak laminate floor and wardrobes.

**Bedroom 4** 3.64m x 2.6m (11'11" x 8'6"): This is another double bedroom to front, with wardrobe and laminate floor.

**Bathroom** 3.25m x 2.16m (10'8" x 7'1"): The stylish bathroom comprises wc, vanity unit, heated towel rail, jacuzzi bath and quadrant shower unit. It includes a led mirror with storage, demister and radio. The room has been beautifully tiled.

**Upstairs - Landing** 1.78m x 0.86m (5'10" x 2'10"): With carpet floor

**Shower Room** 1.8m x 1.77m (5'11" x 5'10"): The shower room has been tiled to floor and walls and is fitted with wc, wash basin and a quadrant shower cubicle.

**Lounge Room** 4.26m x 4m (14' x 13'1"): This is a large, comfortable space with a laminate oak floor and Velux window.

**Office** 4.26m x 2.7m (14' x 8'10"): A versatile space, currently used as an office, it has an oak laminate floor and both a storage room (2.52m x 1.85m) and Walk in hot press (1.9m x 1.63m) off.

**Outside - Wooden Shed** 7.3m x 3.77m (23'11" x 12'4"): This is a sizeable wooden shed on a concrete base which is plumbed for a toilet and wash basin and has lighting and sockets. Included are a fridge freezer, chest freezer and tumble dryer

**Gardens** Electric gates open to reveal substantial gardens wrapping around the property, bordered by an evergreen hedge for privacy. Just outside the kitchen, a delightful pergola-covered patio offers the perfect setting for al fresco dining and relaxation. The front garden is adorned with a beautiful cherry blossom and a striking cordyline, while to the right the lawn is punctuated by stone paths and lots of shrubs such as rhododendron and cotoneaster and many pear and apple trees. A generous driveway to the side and rear offers parking for many vehicles.









## Special Features & Services

- Built in 2001.
- Extends to 185m<sup>2</sup> approximately of accommodation.
- Set on substantial gardens of 0.6 acre approximately.
- Superb, detached bungalow with attic conversion.
- uPvc double glazed windows.
- All flooring and skirting boards recently updated.
- Fibre broadband.
- Oil fired central heating with new boiler fitted 2021 and back boiler to solid fuel stove.
- Fitted alarm system.
- Electric gated entrance with parking to front and side for many cars and electric car charger.
- Carpets, curtains, blinds, light fittings and appliances included.
- uPvc soffit and fascia and low maintenance exterior..
- Large wooden shed to rear.
- 3 minutes' drive to Clongorey community centre, football club, running club and other activities.
- Just 8 minutes' drive to Caragh, to the local primary school, church, playground, GAA club, bar and restaurant .
- Buses to Caragh National school and Newbridge college collect on the road
- Just 7 minutes' drive to the M7.
- Located just 15 minutes from both Naas and Newbridge town centres with their fantastic array of restaurants, boutiques, schools, theatres, cinemas and many leisure facilities such as golf, horse racing, rugby and GAA.
- A 14 minute' drive to the commuter train in Sallins, giving easy access to Dublin City Centre and the Docklands.

**BER** BER B2, BER No. 118389733.











## DIRECTIONS

From Naas town, take the Newbridge Road. At the Bundle of Sticks roundabout, take the third exit. At the next roundabout, take the first exit. Follow this road for 7 km. After Peadar Byrnes garage, take the second right turn. Evergreen View is the third on the left.

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