



**SUPERB 3 BEDROOM SEMI-DETACHED RESIDENCE WITH CONSERVATORY**

**138 Caragh Court, Naas Co. Kildare W91 YRR8**

**GUIDE PRICE: € 300,000**

**BER C2**



**PSRA Reg. No. 001536**

## 138 Caragh Court, Co. Kildare W91 YRR8

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### FEATURES:

- \* Oil fired central heating
- \* End house in cul de sac
- \* Gated side access
- \* Not overlooked to rear
- \* PVC double glazed windows
- \* Condensing oil burner
- \* PVC fascia & soffits
- \* Barna shed

### DESCRIPTION:

No. 138 extends to circa 90 sq.m. (969 sq.ft.) It is located at the end of a quiet cul-de-sac and benefits from a large private South facing rear garden. This superb extended home is situated just a short stroll from the main street of Naas Town Centre. All amenities including schools (both primary and secondary), shops, pubs, restaurants, hotels, theatre, sports clubs, banks, parks, playgrounds, cinemas, churches, crèches, and retail parks are closeby. The estate is adjacent to K-Leisure Sports Centre with gym, swimming pool, running track and Astro Turf pitches. There are Train and Bus routes available within walking distance providing direct links to Dublin and The N7/M7 offers a three-lane carriageway to the M50 as well as motorway status to Cork, Kilkenny and Waterford.

### ACCOMMODATION:

Entrance Hall: 3.50m x 1.37m  
With tiled floor, coving, radiator cover, understairs storage.

Sitting Room: 4.37m x 3.00m  
With laminate floor.

Kitchen/Dining Room: 5.95m x 2.95m  
With laminate floor, built in ground and eye level units, dishwasher, electric oven, electric hob, extractor, Henley stove.

Conservatory: 2.78m x 2.70m  
With tiled floor, french doors to patio.

Toilet:  
Fully tiled, w.c., w.h.b.

### UPSTAIRS

Bedroom 1: 3.35m x 3.00m  
With built in wardrobe.

Bedroom 2: 3.45m x 3.00m  
With built in wardrobe.

Bedroom 3: 2.85m x 2.35m

Bathroom:  
Fully tiled, w.c., w.h.b., heated towel rail, Mira electric shower.

Hotpress:  
Shelved with immersion.

### OUTSIDE:

- \* Outside tap (hot & cold)
- \* Wooden deck
- \* Barna shed

### SERVICES:

Mains water, mains drainage, refuse collection, oil fired central heating.

### INCLUSIONS:

Carpets, curtains, blinds, light fittings, oven, hob, extractor.

### SOLICITOR:

TBC

**BER: C2**

**BER NO: 107891152**

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