



10 Kerdiff Close, Naas, Co. Kildare, W91 XRW6.

BER B1

Sherry
FitzGerald
O'Reilly

***10 Kerdiff Close,
Naas, Co. Kildare,
W91 XRW6.***

***A spacious, light-filled 5-
bedroom detached family
home with a versatile attic
suite and generous living space
throughout!***

€665,000

***Viewing strictly by
appointment***

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

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Sherry FitzGerald O'Reilly are delighted to present 10 Kerdiff Close, a spacious, light-filled 5-bedroom detached family home with a versatile attic suite and generous living space throughout. Beautifully extended and upgraded for energy performance, this is a rare opportunity to secure a high-spec family home in one of Naas' most sought-after neighbourhoods.

The current owners have significantly transformed this home's energy efficiency - raising the BER from C1 to a B1. Initial upgrades included a new composite front door and inset gas stove, enhancing warmth and insulation. In 2025, the owners invested in a comprehensive energy overhaul: 14 Enphase solar panels (each with microinverter), 15kVA battery for energy storage, A-rated Bosch boiler with smart controls, A-rated water tank and thermostatic radiator valves throughout and Electric Vehicle Charging Point - The result? A future-proofed, sustainable home — with comfort, control, and savings built in. Over the past two months, the owners have received energy credits instead of electricity bills, thanks to the solar system's performance and storage capacity.

Nestled within a leafy family friendly estate, with Monread Park on the doorstep, Number 10 is within walking distance of most Naas schools, both primary and secondary. It is a short stroll to the local leisure centre, creche, cinema, GAA and the Monread Shopping Centre, while also being just 25 minutes' walk from the centre of Naas town. Commuters will find this an ideal spot, with easy access to the N7/M7 and just a 25 minute walk to the Sallins train station with commuter trains to Heuston and Connolly Stations.

In this deceptively spacious home, accommodation briefly comprises entrance hall, living room, kitchen, dining room, family room, gym room, utility room and guest wc. Floor 1 - 5 bedrooms (one with walk-in wardrobe) and two bathrooms. Floor 2 – Attic room with en-suite.

Entrance Hallway 5.16m x 1.82m (16'11" x 6'): The welcoming hallway includes a composite front door, laminate oak floor and carpet stairs.

Living Room 5.82m x 3.72m (19'1" x 12'2"): The spacious living room features a lovely bay window and an impressive stone and granite fireplace with inset gas stove. It is floored in an elegant solid oak.

Kitchen/Dining Room 5.65m x 5.35m (18'6" x 17'7"): The kitchen boasts a vast selection of beautifully hand crafted and painted, in frame solid oak cabinets. These are topped with a luxury granite counter and matching upstand. There are a variety of cabinets and drawers, pantry press and integrated waste bins. Included are the induction hob, double oven, integrated dishwasher, microwave and fridge freezer. The Kitchen/Dining is finished with a warm oak laminate floor and from the dining area sliding doors open directly onto the patio outside.





Family Room 4.68m x 2.55m (15'4" x 8'4"): Open to the kitchen is the family room, from where French doors lead to the garden.

Gym Room 4.8m x 2.52m (15'9" x 8'3"): This is a versatile room with front aspect. It includes fitted wardrobes and has an oak laminate floor.

Utility Room 3.64m x 1.83m (11'11" x 6'): The utility is fitted with a selection of wall hung storage presses and a laminate floor. It is plumbed for washing machine and dryer and includes the gas boiler.

Guest WC 1.53m x 0.75m (5' x 2'6"): With wc, wash basin with mosaic tiled floor and splashback





Landing The stairs and landing have a carpet floor. Hotpress off.

Bedroom 1 4.73m x 3.73m (15'6" x 12'3"): This spacious bedroom to the front of the house has a charming bay window, fitted wardrobes and carpet floor.

Walk-in Wardrobe 1.76m x 0.66m (5'9" x 2'2"): With hanging rails and shelves

Bedroom 2 4.23m x 2.52m (13'11" x 8'3"): This is a large double bedroom of front aspect, it has a carpet floor and fitted wardrobes.

Bedroom 3 3.65m x 3m (12' x 9'10"): With rear view, this is a double room with a wall of Slideroles and laminate floor.

Bedroom 4 2.27m x 2.28m (7'5" x 7'6"): To the front of the house, this is a single room with carpet floor.

Bedroom 5/Office 2.54m x 2.36m (8'4" x 7'9"): Currently used as an office, enjoys back garden views and has a carpet floor.





Bathroom 2.5m x 1.86m (8'2" x 6'1"): The bathroom is beautifully tiled to floor and walls. It includes a shower bath with Grohe rainfall shower, wc, heated towel rail and vanity unit.

Shower Room 2.65m x 1.48m (8'8" x 4'10"): Fully tiled to floor and walls in porcelain tile, this room includes wc wash basin, heated towel rail and large quadrant shower.

Floor 2 -Landing 2.68m x 1.74m (8'10" x 5'9"):

Attic Room 2.68m x 1.74m (8'10" x 5'9"): The attic suite is a superb addition, featuring a generous multi-use room with twin Velux windows, ideal as a guest retreat, teen hangout, or peaceful work-from-home studio.

En-Suite 3.26m x 2.43m (10'8" x 8'): The large en-suite features a jacuzzi bath, wc, wash basin, heated towel rail and illuminating mirror. It is fully tiled in practical porcelain tile.

Outside To front, the driveway can accommodate two cars off street. The garden is in lawn and planted with shrubs to one side.

To the rear of the house is a large, paved patio, spacious lawn and raised bed planted with bamboo. It has an outdoor tap and a metal shed (3m x 2.48m).



Special Features & Services

- Built in 1997 and extended in 2007.
- Extends to a very generous 204 m² of accommodation.
- Family friendly home in a prime location.
- Multiple flexible living spaces.
- uPVC double glazed windows and composite front door.
- Natural gas central heating with new A rated Bosch boiler and smart controls.
- New Thermostatic radiator valves and A rated water tank.
- 14 Enphase solar panels installed in March with microinverters and 15kVA battery.
- Off street parking for 2 cars on drive.
- Cul de sac setting.
- Gated side entrance.
- uPVC fascia and soffits.
- All carpets, curtains, light fittings and blinds included.
- Listed appliances included.
- Alarm system.
- Spacious, very private garden to rear with paved patio and gated side access.
- Beside Monread Park and a short walk to schools, shops, creche, leisure centre, shopping centre and cinema.
- Five-minute drive to the M7/N7.
- Just a 25-minute walk to the Commuter rail line in Sallins.

BER B1, BER No. 112247754







DIRECTONS: From the Dublin Road, take the Monread Road. At the first set of traffic lights, take the left onto Monread Avenue. Take the third right onto Kerdiff Close, then the next left. Follow the road to the end of the cul de sac and number 10 will be the third last house on the right-hand side.

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