

For Sale

Asking Price: €465,000

Sherry
FitzGerald
O'Reilly



34 The Streams,
Caragh,
Naas,
Co. Kildare,
W91 W9E2.

BER A3

sherryfitz.ie



Sherry FitzGerald O'Reilly welcome you to 34 The Streams. Nestled in the picturesque village of Caragh, this impressive 3 bedroomed detached dormer bungalow offers a blend of modern comfort and energy efficiency. Built in 2015, the property enjoys an enviable A3 energy rating, incorporating triple glazed windows, air to water heating, and an air filtration system for sustainable living. This lovely home offers generous reception rooms, providing ample space for family living and entertaining. Outside, it benefits from a sunny south-facing back garden which is not overlooked to rear.

Number 34 is beside the community playing fields and is within easy walking distance of local amenities such as the Primary school, creche, gym, playground, hairdresser, bar, restaurant and sporting facilities. It is just 10 minutes drive to the bustling towns of Naas or Newbridge, each with an abundance of shops, restaurants and amenities. The M7 and the rail link at Sallins are just a short drive away.

The accommodation in this fine property briefly comprises entrance hallway, sitting room, living room, kitchen/dining room, utility room, guest wc. Upstairs 3 double bedrooms (2 en-suite) and family bathroom.



Accommodation

Entrance Hall 5m x 2.24m (16'5" x 7'4"): The welcoming hallway has a practical porcelain floor with carpet to stairs.

Sitting Room 4m x 3.36m (13'1" x 11'): This is a comfortable room with a lovely bay window to front and a walnut laminate floor underfoot.

Living Room 4.18m x 2.87m (13'9" x 9'5"): This is a versatile room to front, currently used as an office. It has a walnut laminate floor.

Kitchen 6.88m x 5.7m (22'7" x 18'8"): This is a wonderfully bright space of dual aspect, including French doors to the garden. The kitchen is fitted with a vast array of quality oak cabinets topped with a granite counter. The large island offers both storage and seating for casual dining. It includes integrated bins, dishwasher, fridge freezer, double oven, induction hob and microwave. The kitchen is finished with a porcelain tile floor.

Utility Room 2.83m x 2.47m (9'3" x 8'1"): The utility includes many fitted presses and houses the NIBE Air/Water heat pump system. It is plumbed for a washing machine and dryer. With tiled floor and back door.

Guest WC 1.68m x 1.44m (5'6" x 4'9"): With low profile wc, wash hand basin and a porcelain tiled floor.

Upstairs Landing 2.28m x 1.93m (7'6" x 6'4"): This is a light filled space with it a Velux window overhead. With carpet floor and linen press off.

Bedroom 1 4.91 x 3.73m (4.91 x 12'3"): This is a spacious double bedroom with front view. It includes fitted wardrobes, dressing table and carpet floor.

En-Suite 2.34m x 1.52m (7'8" x 5'): With wc, wash basin, heated towel rail and shower unit. It is fully tiled.

Bedroom 2 5.2 x 2.85m (5.2 x 9'4"): This is a very generous double bedroom to front, with quality built in wardrobes and carpet floor.

En-Suite 2.43m x 1.4m (8' x 4'7"): With wc, wash basin and quadrant shower unit. With beautiful tiles to floor and walls.

Bedroom 3 4.4m x 3.74m (14'5" x 12'3"): Bedroom 3 is a double room with views over the garden and the playing fields behind. It is fitted with wardrobes and dressing table, carpet to floor and has attic access.

Bathroom 2.2m x 1.83m (7'3" x 6'): The bathroom is attractively tiled with contrasting colours to walls and mosaic accents. It features a stylish suite of wc, wash hand basin and bath.

Outside To front there is wrought iron galvanised gated access on both sides and parking for one car on the cobblelock drive. The garden is gravel with fuschia and spirea shrubs. The back garden is a lovely sunny space and not overlooked to rear. It is laid in lawn with a paved patio and planted with lots of shrubs and specimen trees such as Cherry plum, Skimmia, honeysuckle and photinia. With wooden garden shed (2.4m x 1.78m) and gated access on both sides.





Special Features & Services

- Built circa 2015.
- Extends to a generous 169m² approximately of accommodation.
- Air Tight House.
- Fibre Broadband.
- Large reception rooms.
- Spacious family friendly accommodation.
- Air to water heating system.
- Mechanical ventilation with heat recovery (MVHR).
- Carbon monoxide sensors.
- Cobblelock drive with parking for one car off street.
- Triple Glazed uPvc windows.
- Alarm system installed.
- uPvc soffit and fascia.
- Beside large green area
- Spacious garden to rear, not overlooked.
- All carpets, light fittings and roman blinds included.
- Listed appliances included.
- A short walk to the local Primary school and the bus stop for secondary schools in Naas or Newbridge.
- Close to all Caragh amenities, shops, restaurant and bar, hairdresser, gym, GAA and playground, and beside community playing fields.
- A ten-minute drive to either Naas or Newbridge, both offering a fine selection of shops, restaurants, cinemas and sporting amenities.
- Close access to the M7 motorway at Junction 9A.
- Just a ten-minute drive to the Arrow Rail link in Sallins with commuter train to Heuston or the Docklands.





NEGOTIATOR

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

DIRECTIONS

Take the R409 to Caragh. On entering the village, take the left turn just before the Applegreen filling station. Follow the road and take the right turn. Number 34 is on the left, third house from the end of the cul de sac.

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