

For Sale

Asking Price: €315,000

Sherry
FitzGerald
O'Reilly



130 Caragh Court,
Naas,
Co. Kildare,
W91 V48P.

BER D1

sherryfitz.ie



Sherry FitzGerald O' Reilly are delighted to introduce you to 130 Caragh Court, a three bedroom semi-detached home located in a family friendly estate close to the banks of the Grand Canal in Naas.

Caragh Court is conveniently situated within a short walk of bustling Naas town centre with its many boutiques, bars and restaurants, theatre, sporting and recreational facilities. This home enjoys close proximity to local schools, leisure centre, playground, skate park, canal walks and the M7 motorway.

This is a bright and deceptively spacious home which comprises downstairs entrance hall, sitting room, kitchen /dining room and guest wc. Upstairs there are 3 bedrooms and a family bathroom.



Accommodation

Entrance Hall 3.7m x 1.96m (12'2" x 6'5"): The inviting hallway features an oak laminate floor, with new carpet to stairs. It includes under stair storage (1.5m x 0.8m).

Sitting Room 4.37 x 3m (4.37 x 9'10"): This is a light filled room with a large window to front. It boasts an oak laminate floor and contemporary gas fire.

Guest WC 1.64 x 1.31m (1.64 x 4'4"): With wc, wash basin and tiled floor.

Kitchen/Dining Area 6m x 3m (19'8" x 9'10"): The kitchen area offers a range of pine fitted cabinets, with a tile splashback and a tile floor. Included are the oven, ceramic hob, microwave, fridge freezer and new dishwasher, washing machine and dryer (Oct' 23). The dining area features a cosy open fire, with a cast iron fireplace and wooden surround. To side is a built in wine rack. This is a bright space with sliding doors leading to the patio outside.

Landing 2.78m x 2.86m (9'1" x 9'5"): With carpet floor and hotpress off.

Bedroom 1 3.56m x 3m (11'8" x 9'10"): This is a spacious double bedroom to front. It has a wooden floor and fitted wardrobes.

Bedroom 2 3.27m x 3m (10'9" x 9'10"): A lovely bright double bedroom to rear with a polished wooden floor and fitted wardrobe.

Bedroom 3 2.86m x 2.32m (9'5" x 7'7"): This is a single room to rear with built in wardrobe and wooden floor.

Bathroom 1.95m x 1.65m (6'5" x 5'5"): The family bathroom includes wc, wash basin, and quadrant shower unit with electric shower. With tiling to floor and walls and attic access.

Garden To front, there is a cobble lock drive with parking for two cars and lawn and hedging to side. Gated side access to the rear garden. The rear garden is not directly overlooked. The sandstone patio stretches the width of the house, and the lawn is bordered to one side by a raised flower bed. Including new metal shed (2m x 1.9m).

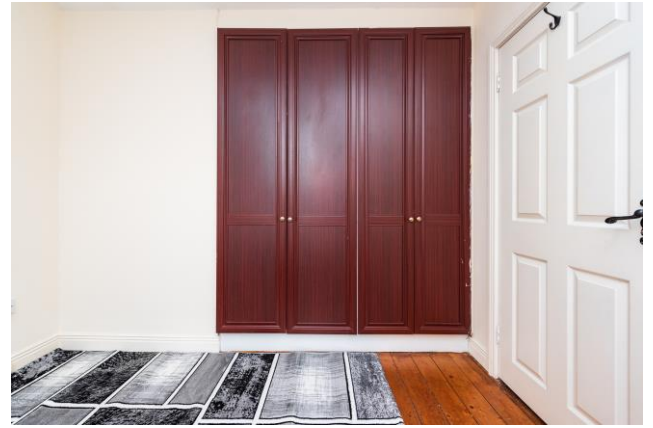




Special Features & Services

- Built circa 1994.
- Extends to 80m² approximately.
- New uPvc double glazed windows.
- New composite front door.
- Off street parking for two cars on cobblelock drive.
- Electric panel and convector heating.
- House exterior painted Sept '23.
- Includes all carpets, blinds and appliances.
- Easy maintenance gardens to front and rear with gated side access.
- New metal shed.
- Wired for alarm.
- uPvc soffit and fascia.
- A short walk to the centre of Naas town with its array of shops, boutiques, restaurants, theatre, hospital and many sporting facilities.
- Within walking distance of most Naas schools.
- Perfect location for canal-side walks and close to Leisure centre, skatepark and playground.
- Easy access to the N7/M7 Junction 10 and 9A.
- Bus service close by.
- Just a ten minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.

BER BER D1, BER No. 117326777





NEGOTIATOR

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

DIRECTIONS

From Naas, take the Newbridge Road, passing the Fire station and the Kildare County council offices. At the next set of traffic lights, take the right turn. Proceed to the roundabout and take the third exit onto Caragh court. On entering Caragh Court, take the first right, then the next right turn. Number 130 is the first house in this cul de sac on on the left hand side.

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.

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