



50 Caragh Green, Caragh Court, Naas, Co. Kildare, W91 HY45.

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Caragh Court, Naas,
Co. Kildare,
W91 HY45.***

***A superb property extending
to 182m² approximately,
located in a quiet, family-
friendly estate!***

€565,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

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

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Sherry FitzGerald O'Reilly are delighted to present 50 Caragh Green, a superb property located in a quiet, family-friendly estate near the banks of the Grand Canal. In a prime location, a short walk from here is the vibrant Naas town centre, with its boutiques, shops, bars, restaurants, schools, and theatre. This home is also conveniently close to schools, a leisure centre, playground, skate park, canal towpath walks, and the M7 motorway.

This property, originally a three-bedroom semi-detached house, has been thoughtfully expanded with a two-storey extension. This addition is currently configured as a separate, self-contained one-bedroom unit, complete with its own entrance, power meter, and heating system. This unique layout offers exceptional versatility, with the opportunity for new owners to create a substantial family home by seamlessly integrating the two spaces. An alternative would be to occupy the main house while generating a consistent rental income from the attached unit, which is perfect for a small family or a couple.

The accommodation in this superb property comprises – Number 50- entrance hall, sitting room, kitchen /dining room and guest wc. Upstairs -3 bedrooms (one with en-suite) and a family bathroom.

Accommodation

Hallway 4.31m x 1.78m (14'2" x 5'10"): The bright hallway is floored in a laminate oak which features throughout this home, with new carpet to stairs. Number 50 has been freshly painted throughout.

Sitting Room 5.6m x 3.4m (18'4" x 11'2"): This is a very spacious room with a large box bay window. The focal point is a cast iron and tile fireplace framed with a wooden surround. Double doors open to the dining area.



Kitchen/Dining Area 5.34m x 3.58m (17'6" x 11'9"): The kitchen is fitted with a range of cabinets in a green hue, coordinating perfectly with the tile floor. It includes an oven, ceramic hob, fridge, washing machine and dryer. The oak laminate floor runs through to the dining area from the sitting room. Sliding doors bring you from there to the garden patio.

Guest WC 1.55m x 0.745m (5'1" x 2'5"): Includes wc and wash basin.

Upstairs Landing 3.28m x 1.91m (10'9" x 6'3"): With hotpress off, attic access and carpet floor.

Bathroom 2.45m x 1.67m (8' x 5'6"): The bathroom is tiled to floor and surrounds. It includes a bath, wash basin and wc.

Bedroom 1 3.96m x 3.57m (13' x 11'9"): A generous bedroom with rear aspect, it includes fitted wardrobes, tv point and oak laminate floor.

En-Suite 2.5m x 1.3m (8'2" x 4'3"): The en-suite comprises – shower unit, wc, wash basin and extractor, with tiling to floor and shower.

Bedroom 2 4.42m x 3.03m (14'6" x 9'11"): Bedroom 2 is a spacious double room with a bay window overlooking the green. It includes fitted wardrobes and a laminate floor.

Bedroom 3 2.7m x 2.21m (8'10" x 7'3"): A single room to front, bedroom 3 is fitted with shelving and a wardrobe.







Special Features & Services

- Extends to 182m² approximately in entirety.
- Oil fired central heating with separate tanks for the two units.
- Separate power meters and alarm systems .
- Cobblelock drive with parking for four cars off street.
- uPvc double glazed windows.
- uPvc soffits and fascia.
- Overlooking large green space.
- All listed appliances included.
- All curtains, lights fittings and blinds included.
- Internal door access between the two units.
- Spacious south facing garden to rear.
- 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 both primary and secondary.
- Perfect location for canal towpath 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 Heuston and Connolly Stations.

Outside The cobble lock driveway to front can accommodate four cars off street. The sizeable south facing garden to rear is laid in lawn, with a cobble lock patio outside the French and sliding rear doors. A graceful willow tree by the back wall provides privacy and there are shrubs such as pyracantha and euonymus planted. With two wooden sheds for storage.

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, then next left onto Caragh Court. Follow this road, taking the second right onto Caragh Green and number 50 will be the second property on your right.

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50A Caragh Green

Hallway 2.14m x 1.78 (7' x 1.78): The entrance to 50A is to the side, with a Upvc front door. The hallway has a laminate oak floor and understairs storage.

Kitchen 2.89m x 2.89m (9'6" x 9'6"): To the front of the house, the Kitchen boasts an array of oak cabinets offering lots of storage and complemented by the oak floor underfoot. It is equipped with a dishwasher, washing machine, oven, ceramic hob and fridge freezer.

Sitting/Dining Room 7.46m x 3.8m (24'6" x 12'6"): The sitting room is a comfortable space, featuring a stone-effect fireplace. It opens to a light-filled, dual-aspect sunroom with a panelled vaulted ceiling, perfect for dining or for relaxing while overlooking the garden. From here, French doors lead directly outside

Floor 1

Landing 1.75m x 1.1m (5'9" x 3'7"): With pine floor and a spiral staircase taking you to the attic room.

Bathroom 3.63m x 2.84m (11'11" x 9'4"): This is a spacious bathroom with attractive tiling to floor and walls. It is fitted with a stylish suite of jacuzzi bath, corner shower with rainfall head, wash basin and wc. With hotpress off.

Bedroom 1 3.78m x 3.69m (12'5" x 12'1"): The bedroom is a large double room of rear aspect, with a fine engineered oak floor and fitted wardrobe units.

Floor 2

Attic Room 4.27m x 3.9m (14' x 12'10"): The attic room offers lots of storage space. It has built in shelving, eaves access, Velux window and a walnut floor. It could easily be opened to the attic space next door in number 50.







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