

For Sale

Asking Price: €340,000

**Sherry
FitzGerald**
O'Reilly



106 Caragh
Court, Naas,
Co. Kildare,
W91 R6CF.

BER C3

sherryfitz.ie

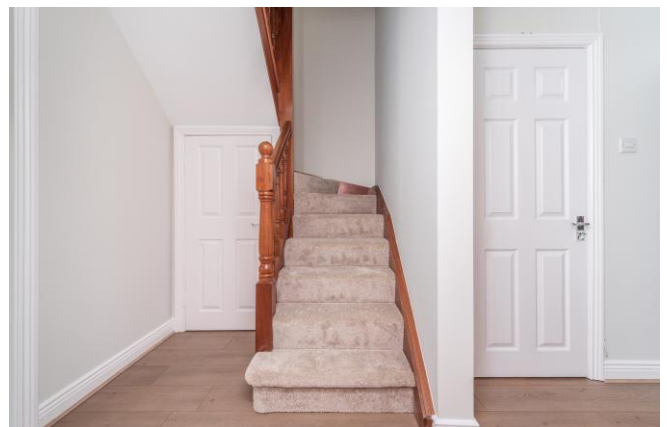
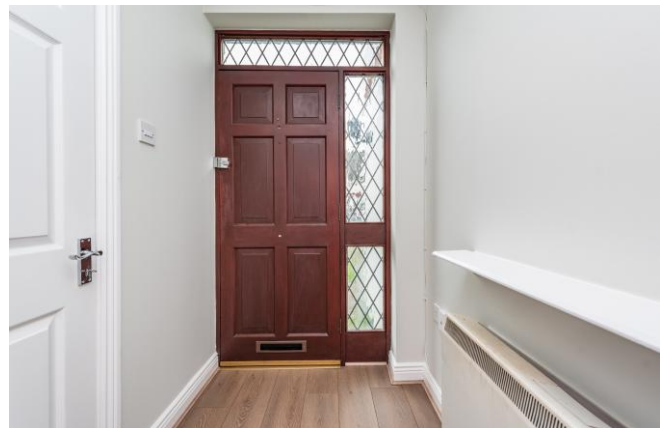


Sherry FitzGerald O' Reilly are delighted to welcome you to 106 Caragh Court, a 3 bedroomed semi-detached home located in a family friendly estate close to the banks of the Grand Canal in Naas. This home is situated in a quiet cul de sac close to one of the many green spaces of this estate.

Caragh Court boasts an exceptional location, placed within easy walking distance of Naas town centre with its vibrant array of boutiques, bars, restaurants, and theatre, alongside various sporting and recreational facilities. This home also benefits from its close proximity to essential amenities, including local schools, a leisure centre, playground, skate park, and tranquil canal-side walks. For commuters, the M7 motorway is just a short drive away.

This is a bright and deceptively spacious home which has been freshly painted and boasts new flooring throughout. It offers the potential for extension with a generous garden to rear (subject to pp).

The accommodation in this fine property comprises - entrance hall, sitting room, kitchen /dining room and storage room. Upstairs there are 3 bedrooms and a family bathroom.



Accommodation

Entrance Hallway 3.7m x 1.96m (12'2" x 6'5"): The bright and welcoming hallway features a new oak laminate floor, with new carpet to stairs. It includes under stair storage (1.8m x 0.8m).

Sitting Room 4.4m x 3m (14'5" x 9'10"): This is a light filled room with a large window to front and an open fire with slate fireplace and wooden surround. Double doors lead to the dining area.

Storage Room 1.62m x 1.32m (5'4" x 4'4"): With window, heater and laminate floor.

Kitchen/Dining Room 6m x 3.1m (19'8" x 10'2"): The kitchen is fitted with a selection of shaker style cabinets in an attractive green hue, with a tile splashback and laminate floor. Included are a ceramic hob, oven and washer/dryer. From the dining area, sliding doors bring you to the patio.

Upstairs

Landing 3m x 1.15m (9'10" x 3'9"): 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, bathed in light from its large Velux window. It is fitted with a range of wardrobes and a new carpet.

Bedroom 2 3.46m x 3m (11'4" x 9'10"): Bedroom 2, with rear view is a double room with fitted wardrobes and carpet floor

Bedroom 3 2.9m x 2.33m (9'6" x 7'8"): This is a double room to rear with built in wardrobes and carpet floor.

Family Bathroom 1.95m x 1.66m (6'5" x 5'5"): The family bathroom includes wc, wash basin, and bath. With tiling to walls, linoleum floor and attic access.

Outside To front, there is a cobble lock drive with parking for 1/2 cars, lawn and gated side access to the rear garden. The spacious back garden is in lawn with evergreen trees and a paved patio. Wooden shed (2.4m x 1.8m).





Special Features & Services

- Built in 1990.
- Extends to 80.4m² approximately.
- uPvc double glazed windows.
- uPvc soffit and fascia.
- Off street parking for one/two cars on cobblelock drive.
- Electric heating.
- Freshly painted.
- All new flooring.
- Includes all appliances.
- Easy maintenance gardens to front and rear with gated side access.
- Wooden shed.
- 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.
- Beside the local Gym, swimming pool and playing fields, skatepark and playground.
- Easy access to the N7/M7 Junction 10 and 9A.
- Bus stop near by.
- Just a ten-minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.
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BER BER C3, BER No. 118549997.





NEGOTIATOR

Catherine
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, follow the road, and take the second left turn. Number 106 will be the 5th house on the right-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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