

For Sale

Asking Price: €490,000

**Sherry
FitzGerald**
O'Reilly



74 Arconagh,
Newbridge Road,
Naas,
Co. Kildare,
W91 T4CX.

BER C2

sherryfitz.ie



Sherry FitzGerald O'Reilly invites you to 74 Arconagh, a spacious 3 bedroomed semi-detached home in the popular Arconagh estate, conveniently located on the Newbridge Road, Naas. This property offers the added advantage of a garage conversion that provides a versatile extra reception room and a practical utility room, and it boasts a generous south facing rear garden.

This impeccably maintained home is just a short walk from Naas town centre, with a wealth of boutiques, shops, bars, restaurants, and theatre close by. For recreation, it is close to numerous sporting facilities, a leisure centre, playground, and skate park, as well as picturesque canal bank walks. Families will also appreciate the proximity to local schools and crèches. Commuting is easy with the M7 motorway just a five-minute drive away. The Rail service in Sallins offering trains to Heuston and Connolly Stations, can be reached in just 10 minutes.

The well-proportioned accommodation in this lovely property briefly comprises- entrance hallway, sitting room, family room, kitchen, dining room, utility, guest wc. Upstairs 3 bedrooms (one en-suite), family bathroom. Outside – 2 metal sheds.



Accommodation

Porch 1.77m x 0.77 (5'10" x 0.77): With uPvc double doors.

Entrance Hall 4.87m x 1.77m (16' x 5'10"): The hallway features a knotted ash semi solid floor, and carpet to stairs. With understairs storage press and guest wc off.

Sitting Room 4.68m x 3.65m (15'4" x 12'): This is a spacious and comfortable room with carpet floor and both wall and central lighting. It features an impressive, polished marble fireplace, with cast iron insert and granite hearth.

Family Room 3.16m x 2.27m (10'4" x 7'5"): This is a versatile space, suitable as a fourth bedroom, playroom or study. It has a view to front and has a maple semi solid floor.

Kitchen 4.24m x 3.1m (13'11" x 10'2"): The light-filled kitchen features a generous array of oak fronted cabinets and drawers, complemented by a tiled splashback and slate-effect tiled floor. A versatile moveable island provides seating, storage, and a convenient integrated bin. Included are a cooker, fridge, and dishwasher

Utility Room 2.15m x 1.9m (7'1" x 6'3"): Part of the garage conversion, the utility includes a range of storage cabinets, sink, tiled floor and splashback, with washing machine and tumble dryer. Door to side passage.

Dining Room 3.53m x 3.08m (11'7" x 10'1"): With double doors from the kitchen, the dining room is a bright space, with sliding doors to the south facing patio. It is floored in light maple.

Guest WC 1.7m x 0.72m (5'7" x 2'4"): The wc is fully tiled and fitted with wash basin, wc and storage cupboard.

Upstairs Landing 2.51m x 1.94m (8'3" x 6'4"): The landing is favoured with natural light with a window on the return. With hotpress off and attic access.

Bedroom 1 4.09m x 3.33m (13'5" x 10'11"): This is a generous bedroom with rear aspect, lots of fitted wardrobes and a semi solid wood floor.

En-Suite 1.9m x 1.12m (6'3" x 3'8"): The en-suite comprises a corner shower unit with Triton electric shower, wc, wall hung wash basin and storage press

Bedroom 2 3.65m x 3.3m (12' x 10'10"): Bedroom 2 is a spacious double with views to front. It includes fitted wardrobes and a semi solid wood floor.

Bedroom 3 2.31m x 2.15m (7'7" x 7'1"): Currently used as an office, this is a single room to front with fitted wardrobe.

Bathroom 1.86m x 1.55m (6'1" x 5'1"): The bathroom features a bath with overhead electric shower, wc, illuminated mirror and wash hand basin. It has attractive tiled walls with mosaic accents and tile floor.

Twin Metal Sheds 3m x 2.5m (9'10" x 8'2"): Each with extra strong double doors, anti-smash lock covers. Heavy duty armoured cable bringing power to both sheds – light and sockets.





Special Features & Services

- Built in 1993,
- Extends to a generous 133m² approximately.
- Spacious family friendly accommodation,
- Oil fired central heating with Grant Vortex boiler installed in 2015,
- Fitted alarm system,
- Very spacious south facing garden to rear with large, paved patio, lawn, shrubs and trees,
- Double glazed uPvc windows and doors,
- Driveway to front with off street parking for 3 cars on cobblelock drive,
- High speed broadband,
- Tv Sky dish or Virgin Media connections,
- All carpets, blinds and listed appliances included,
- Two large metal sheds to rear (with electricity).
- Outside taps and sockets,
- uPvc fascia and soffits,
- Low maintenance exterior of redbrick and dash,
- 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 many Naas schools both primary and secondary.
- Perfect location for canal towpath walks and close to Leisure centre, playing fields, skatepark and playground.
- Easy access to the N7/M7 Junctions 9A and 10.
- Just a ten-minute drive to the commuter rail station in Sallins with trains to Dublin city centre and the Docklands.





Outside To front the cobblelock drive can accommodate three cars off street. There is a bed filled with many shrubs such as weigela and cordyline and the drive is lined to side with a Norway spruce, hypericum and euonymus, all adding colour and texture. Gated access to rear. The sunny south facing rear garden is in lawn, with cobblelock patios both outside the Dining room and to rear. Beds are planted with clematis and montbretia. The garden has been recently extended, and this area is covered in hardcore, a perfect base on which to build a garden room or shed. With outside taps and double socket.



NEGOTIATOR

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DIRECTIONS

From Naas North Main Street, take the Newbridge Road (R445), Pass the Kildare County Council buildings and take the left into Arconagh estate just before the traffic lights. Take the last right turn and number 74 will be the fourth house on the left-hand side.

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