

Residential

Coonan
PROPERTY



153 Caragh Court Naas, Co. Kildare

- Spacious 3 bed semi-detached home extends to approx. 80 sq.m (861 sq. ft)
- The property is immaculately presented and has the benefit of a recent refurbishment
- Large open green space to the front with generous private garden to the rear
- Located close to all local amenities and adjacent to the M7 Motorway

**3 bed semi
detached**

Approx. area of
80 sq. m
(861 sq. ft)

Guide Price:

€275,000

Private Treaty

Accommodation

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Entrance Hallway	1.35m x 3.15m	Tiled floor, alarm panel.
Guest toilet/ Shower Room	1.27m x 1.66m	W.C. & W.H.B. corner shower.
Sitting Room	3.12m x 7.55m	Electric wood effect fireplace, pendant light, TV point, dimmer light switches.
Kitchen/Dining Room	5.8m x 2.31m	Fitted contemporary kitchen units, laminate countertop, ceramic tiles, integrated dishwasher, plumbed for washing machine, integrated hob & oven, integrated fridge – freezer, double door rear garden, recessed lighting in dining area.
Landing	0.98m x 3.03m	Hotpress off, attic access, immersion heater.



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Bedroom 1	3.0m x 3.5m	Fitted wardrobes, blackout blind, large Velux window, roller blind, carpet.
Bedroom 2	3.0m x 3.4m	Fitter wardrobes, carpet, blind.
Bedroom 3	2.31m x 2.82m	Carpet & blind.
Bathroom	1.93m x 1.74m	Bath, W.C. & W.H.B., lino floor, Mira electric shower.



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Items Included in sale

Carpets, blinds (except sitting room), some light fittings, dishwasher.

Features

- South west facing rear garden
- Attic floored
- Not overlooked to rear
- Large open green area to the front
- Landscaped garden
- Patio area
- Recently refurbished – new windows, doors, kitchen & tiling

Additional Information

- Built c.1989
- Approx. internal area. 80 sq. m
- PVC double-glazed windows
- Oil fired central heating
- Alarmed
- Grass cutting €50 per annum

Viewing

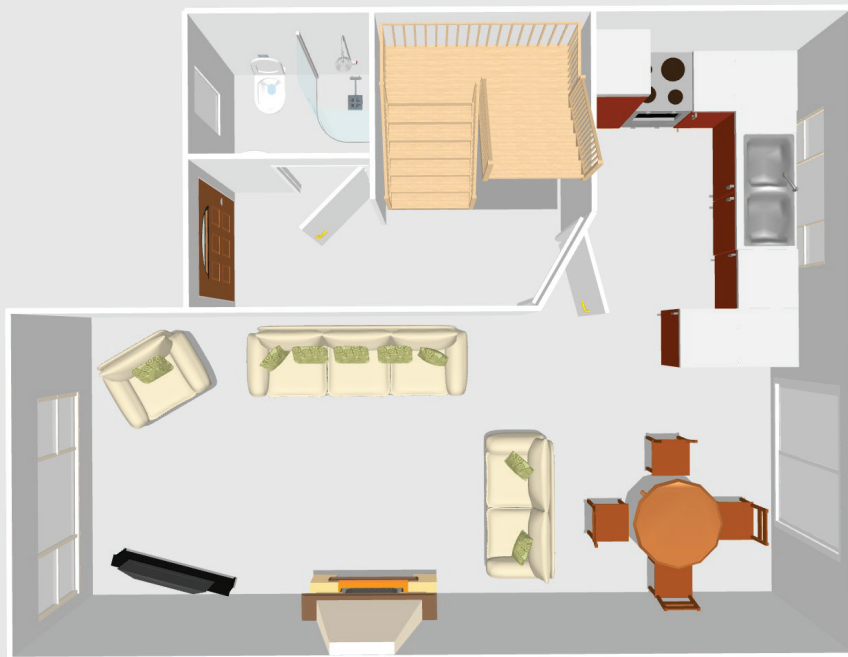
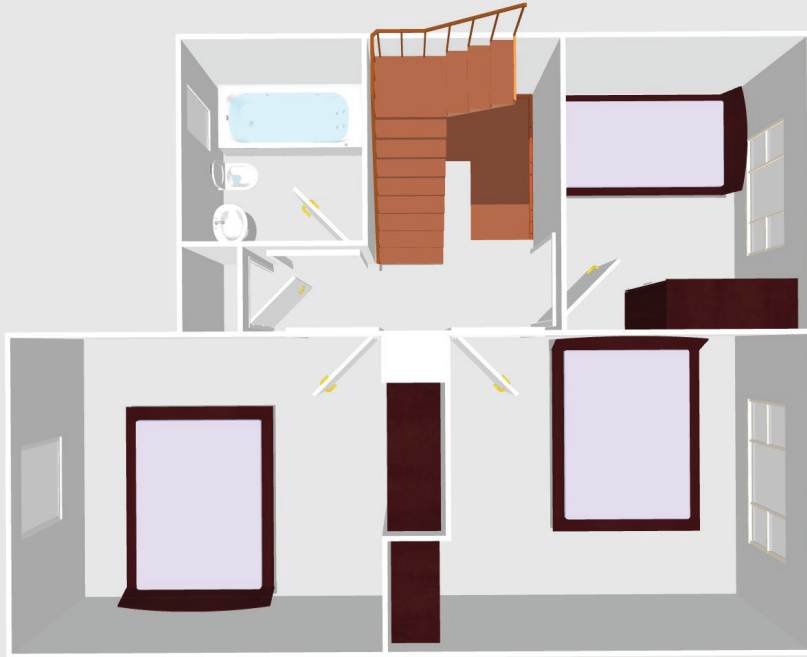
By prior appointment at any reasonable hour.

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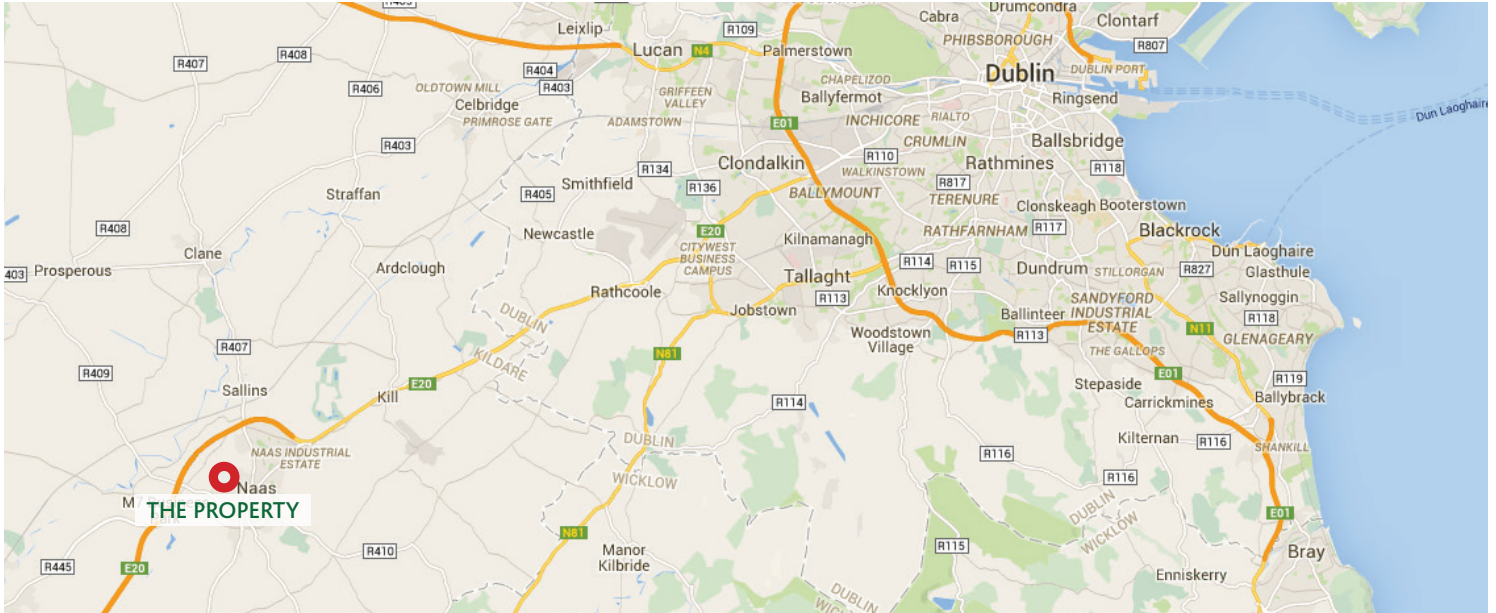
Floor Plans

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Directions

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Directions

From the M7 Motorway, take exit 10 (Naas South) and proceed towards Naas. At the first roundabout, take the first exit and continue straight through the next roundabout passing Sheehy Motors on your left. Continue through the next set of traffic lights and pass ALDI on your right. Take a left at the traffic lights just after ALDI and continue as far as next roundabout, taking the third exit for Caragh Court. On entering Caragh Court take the first right and follow the signage.

Eircode: W91 AV8C

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Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: edwardc@coonan.com

Coonan Contact: **Edward Cummins**

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