



1 The Streams, Caragh, Co. Kildare, W91 AHP3.

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Caragh, Co. Kildare,
W91 AHP3.***

€557,500

***A very impressive, detached
dormer bungalow in the
heart of Caragh Village!***

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 introduce 1 The Streams, a very impressive, detached dormer bungalow in the heart of Caragh Village. This substantial home boasts four double bedrooms, generous reception rooms and an integral garage which is perfect for conversion to further accommodation.

Perfectly positioned in scenic Caragh village, this home offers excellent convenience with the primary school, shops, new pharmacy, church, creche, gym, playground, bar and restaurant all within a short walk. The thriving hubs of Naas and Newbridge are just a 10-minute drive away, each with an abundance of shops, restaurants and amenities, For the commuter, the M7 and Sallins train station are a short drive away.

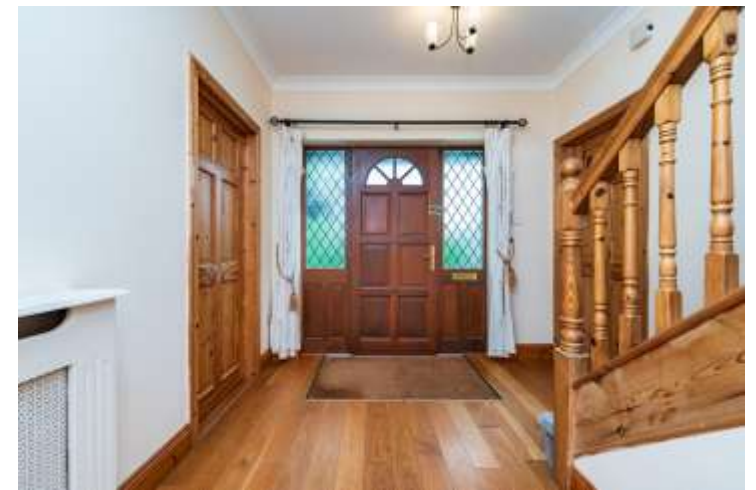
Accommodation in this lovely home briefly comprises entrance hallway, sitting /dining room, living room, kitchen, utility room, guest wc, garage. Upstairs 4 double bedrooms (1 en-suite) and family bathroom. Outside – wooden shed.

Accommodation

Entrance Hall 4.12m x 2.65m (13'6" x 8'8"): The broad hallway is a bright space with a gallery landing above with Velux window. It has a solid oak floor and carpet to stairs. Understairs closet (2.7m x 1m).

Sitting/Dining Room 8m x 3.74m (26'3" x 12'3"): This exceptionally spacious, dual-aspect room is flooded with natural light from its front and rear windows. It features an impressive cast-iron fireplace, complete with a granite hearth, wooden surround and a cosy gas inset fire. Underfoot is a solid wood floor in warm oak.

Living Room 4m x 3m (13'1" x 9'10"): This is a versatile room with views over the front garden. The floor is laid in oak and glazed double doors lead to the kitchen.





Kitchen/Breakfast Room 6.23m x 3.36m (20'5" x 11'): The kitchen is an expansive room to rear, which connects to the garden via new French doors. It is appointed with a fine range of beech Shaker style cabinets and finished with practical tiled splashback and floor. The appliances include a double oven, gas hob, American style fridge, and dishwasher.

Utility Room 3.2m x 2.92m (10'6" x 9'7"): The utility room is fitted with ample storage presses, sink, the gas boiler, washing machine and dryer. Finished with a tile floor, it offers access to both the garage and the rear garden.

Guest WC 1.75m x 0.86m (5'9" x 2'10"): With wc, wash basin and tiled floor.

Upstairs Landing 5.88m x 2.84m (19'3" x 9'4"): This is a light filled space, overlooking the lower hallway, and it has a Velux window overhead. With carpet floor, hotpress off and access to attic.





Bedroom 1 4.1 x 3.75m (4.1 x 12'4"): Bedroom 1 is a double bedroom with views to front. It includes fitted wardrobes and carpet floor.

En-Suite 2.49m x 1.09m (8'2" x 3'7"): Refurbished in 2024, the en-suite comprises a wc, wash basin, heated towel rail and shower unit with electric shower unit. It has a tiled floor and surrounds.

Bedroom 2 5.26 x 3.35m (5.26 x 11'): This generous double room is of dual aspect, with dormer window to front and Velux window to rear. It has built in wardrobes and carpet floor.

Bedroom 3 3.36 x 2.8m (3.36 x 9'2"): This double room with view of the front garden includes fitted wardrobes and carpet floor.

Bedroom 4 3.7 x 2.22m (3.7 x 7'3"): A double bedroom with rear view, it is floored in carpet.

Bathroom 3.47m x 2.22m (11'5" x 7'3"): The spacious bathroom is attractively tiled and includes wc, wash hand basin and bath with thermostatic shower.







Special Features & Services

- Built in 2002.
- Extends to a generous 180m² of accommodation.
- Spacious family friendly accommodation.
- Integral garage, ready for conversion to extra accommodation.
- Gas fired central heating.
- Cobblelock drive with generous parking.
- uPVC double glazed windows.
- Alarm system installed.
- Facing large green area.
- All carpets, curtains, light fittings and blinds included.
- Freshly painted throughout.
- Ensuite refurbished in 2024.
- New immersion and cylinder.
- New French doors from kitchen to garden.
- All listed appliances included.
- Low maintenance exterior.
- Large low maintenance garden to rear in lawn with stone patio and raised beds.
- A short walk to the local primary school and the bus stop for secondary schools in Naas or Newbridge.
- Close to all Caragh amenities, shops, new pharmacy, church, restaurant and bar, hairdresser, gym, GAA and playground.
- A ten-minute drive to either Naas or Newbridge, both offering a fine selection of shops, restaurants, cinemas and sporting amenities.
- Close access to the M7 motorway at Junction 9A.
- 10-minute drive to the Train Station in Sallins with commuter train to Heuston or the Docklands.



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Garage 5m x 3m (16'5" x 9'10"): The integral garage would be perfect for conversion to additional accommodation. It has double wooden doors to front and door to utility.

Gardens Laurel hedging frames the front garden which offers a neat lawn, a cluster of birch trees and shrubs. The cobblelock drive to front has been recently extended and now accommodates three cars off street.

The generous back garden is laid to lawn and enclosed by beech hedging and specimen trees. It features a stone patio and gravel paths, surrounded by raised beds packed with shrubs such as California lilac and laurel. A freshly roofed wooden shed (3m x 2m) is tucked neatly out of sight to the side. Complete with side gates, outdoor tap, and external sockets

Directions

Take the R409 to Caragh. On entering the village, take the left turn just before the Applegreen filling station. Number one is the first house on the right opposite the green area.

