

# For Sale

Asking Price: €370,000

**Sherry  
FitzGerald**  
O'Reilly



45 New Caragh Court,  
Naas,  
Co. Kildare,  
W91 CKR4.

**BER D1**

[sherryfitz.ie](https://sherryfitz.ie)





Sherry FitzGerald O' Reilly are pleased to introduce you to 45 New Caragh Court, a 3 bedroomed semi-detached home located close to the Grand canal in a much sought after area of Naas. This home boasts a generous rear garden and side access presenting the opportunity to extend as many neighbouring properties have done (subject to planning permission).

New Caragh Court is conveniently located within walking distance of most Naas schools, both Primary and secondary, shops, leisure centre, playground, skate park, library, and creche. It is just 5 minutes to the M7 and a short drive to the Arrow train station in Sallins.

This fine property comprises entrance hall, living room, kitchen/dining room and guest wc. Upstairs, there are 3 bedrooms (one en-suite) and a family bathroom.



## Accommodation

**Entrance Hallway** 4.8m x 1.76m (15'9" x 5'9"): The bright hallway and stairs are floored in carpet.

**Living Room** 5.33m x 3.33m (17'6" x 10'11"): The spacious living room has a box bay window, both centre and wall lighting, and a marble fireplace with wooden surround. Double doors bring you through to the dining area.

**Kitchen/Dining Room** 5.24m x 3.24m (17'2" x 10'8"): This is a bright room with linoleum floor and sliding door to the garden. It is fitted with a range of shaker style kitchen units and a tiled splashback. It includes a ceramic hob, oven, fridge freezer and washer/dryer. Sliding doors from the dining area lead to the garden.

**Guest WC** 1.43m x 0.77m (4'8" x 2'6"): With wc, wash basin and linoleum floor floor.

## Upstairs

**Landing** 3.2m x 1.83m (10'6" x 6'): With carpet floor, hotpress off and attic access.

**Bedroom 1** 4.33m x 2.76m (14'2" x 9'1"): A spacious double bedroom to front with bay window, it has a carpet floor and an array of shaker style fitted wardrobes.

**En-Suite** 2.62m x 0.75m (8'7" x 2'6"): The en-suite includes wc, wash basin and shower unit with electric shower. With linoleum floor and tile surrounds.

**Bedroom 2** 3.42m x 3.28m (11'3" x 10'9"): This is a double bedroom to rear with carpet floor and fitted wardrobes.

**Bedroom 3** 2.44m x 2.41m (8' x 7'11"): This is a single bedroom to front with fitted wardrobe and carpet floor.

**Family Bathroom** 2.12m x 1.56m (6'11" x 5'1"): The main bathroom comprises a wc, wash basin and bath with tiled surrounds.

**Outside** To front there is parking for two cars off-street. The front garden is in lawn with rose bushes. There is a wide gated side entrance, paved patio, and very spacious south facing back garden in lawn. It includes a wooden shed (2.5m x 2m).







#### Special Features & Services

- Built circa 1992.
- Extends to 87m<sup>2</sup> approximately.
- Double glazed windows and doors.
- Security alarm.
- Oil fired central heating.
- uPvc soffit and fascia.
- Large south facing rear garden in lawn.
- Freshly painted throughout.
- All carpets, light fittings and blinds included.
- All kitchen appliances included.
- Beside green area.
- Close to picturesque canal walks.
- Low maintenance exterior of red brick and dash.
- Short drive to M7/N7 and to the Arrow rail link in Sallins.
- Within short walking distance of leisure centre, shops, bars, restaurants, schools and creche.

**BER** BER D1, BER No. 113553051







#### NEGOTIATOR

John O'Reilly  
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 third left turn and follow the road. Number 45 is the second house on the left.

**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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