



17 Caragh Green, Naas, Co. Kildare

- Immaculate extended four bedroom "B" rated semi detached home extending 161 sq.m/1733 sq.ft plus attic conversion
- Accommodation comprises of hallway, extended kitchen/dining area, living room, family room, utility, guest w.c., four bedrooms, two en-suites, family bathroom and attic conversion currently laid out as office and gym area
- South west-facing granite patio garden with a covered alfresco entertaining area featuring premium granite worktops, decorative tiled walls, built-in BBQ, beer taps, integrated fridge, and a block-built garage
- Situated at the end of a quiet cul de sac beside park with excellent off-street parking facilities
- Located in a mature estate only minutes from Naas town centre with an array of amenities including schools, shops, bars, restaurants and an abundance of sporting and recreational facilities
- Commuters can take advantage of a well-developed transportation network, including convenient access to the bus route from town, the M7 Motorway via Junction 9 and a direct train service from Sallins station to Heuston Station

**4 bedroom semi-detached house
extending to approx.
161 sq.m (1,733 sq.ft)**

Guide Price:

€495,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

4.43m x 1.81m

Hardwood beech flooring, understairs storage closet, alarm panel, radiator cover, nice coving.

Living Room

3.36m x 4.95m

Hardwood beech flooring, Bay window, open fire with ornate marble and cast-iron surround and granite hearth, TV point, coving, cornicing, double doors to kitchen and dining area.

Family Room

5.05 x 3.64m

Fully carpeted, bay window, downlights, wall paper decorative feature wall, TV point.



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Guest W.C.

1.51m x 1.32m

Tiled floor, w.c., w.h.b., mosaic tiled splashback, shaving light.

Kitchen/
Dining

5.28m x 7.78m

Large open plan, extended kitchen and dining area, tiled floor, fully soft close fitted kitchen, granite worktops, granite upstand, island with breakfast bar seating area, integrated fridge freezer, Neff eye level double oven and grill, integrated microwave, electric hob, granite splashback, pan drawers, stainless steel extractor fan, undermounted 1.5 bowl stainless steel sink, integrated dishwasher, additional sockets, Velux windows, generous dining area, radiator cover, down lights, French doors to rear granite patio area.



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Utility Room 3.03m x 1.78m

Tiled floor, part tiled wall, additional storage cabinets and worktop, space for undercounter fridge or a dryer, plumbed for a washing machine, stainless steel sink, tall storage cabinets. door to rear granite patio area.

Landing 3.86m x 1.97m

Fully carpeted including stairs, Hotpress, additional shelving.

Bathroom 2.71m x 1.66m

Tiled floor and walls, deep filled jacuzzi shower bath, shower, w.c., w.h.b., towel radiator.



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Master Bedroom

3.74m x 6.45m

Fully carpeted, feature bay window, TV Point, surround sound, additional sockets, feature bay window.

En-suite

2.02m x 3.05m

Tiled floor and walls, large shower enclosure with monsoon rain shower, w.c., double his and hers w.h.b., with built-in vanity units and worktop, large fitted mirror, led lighting, down lights, extractor fan.

Bedroom 2

3.06m x 3.77m

Fully carpeted, fitted wardrobes, feature bay window.



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En-suite **1.35m x 1.05m** Tiled mosaic floor and wet areas, built-in shower enclosure with Mira electric shower, w.c., w.h.b., fitted cabinet, extractor fan.

Bedroom 3 **3.28m x 3.44m** Fully carpeted, fitted wardrobes.

Bedroom 4 **2.24m x 2.20m** Fully carpeted, fitted shelving, generous wardrobe space.



Accommodation



Attic Conversion/Storage area partitioned into:

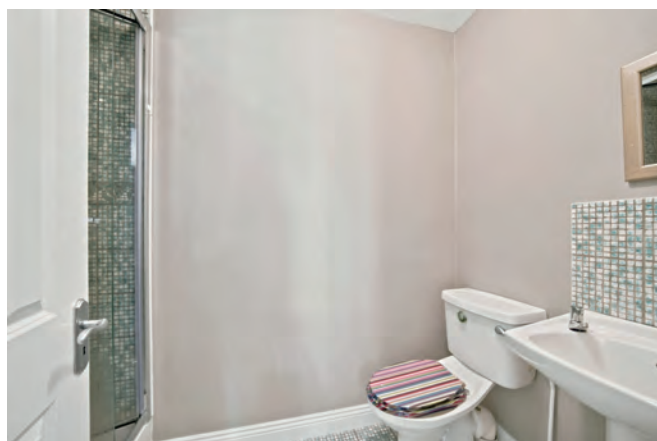
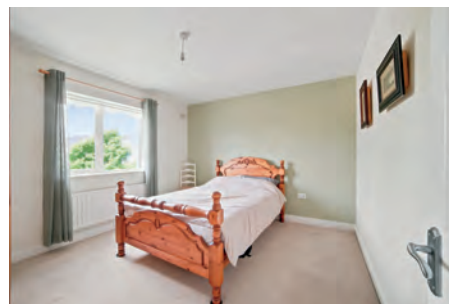
Office room **4.17m x 5.33m**

Gym room **3.28m x 4.31m**

Accessed via carpeted stairs with carpet flooring throughout, Velux windows, recessed storage, currently divided into a spacious home office with separate gym room/storage space.

Garden

Southwest-facing private rear garden featuring a spacious granite patio, decorative stone-chipped borders and mature trees. A superb covered alfresco entertaining area boasts a bespoke built-in BBQ, bar with granite worktops, beer taps, keg fridges and decorative tiled surround. Complete with a double-seated pergola, detached garage, and enclosed by walls and fencing for exceptional privacy.



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Additional Information:

Gross internal floor area 191 sq.m /2055 sq.ft

Built in 1995

Extended 2008

Entrance Driveway:

Generous driveway for ample parking, wide gated side entrance, walled surround, mature shrubs, lawn.

Items Included in sale:

Fixtures, fittings and window dressing including blinds and curtains, barbeque outdoor equipment, Neff eye level double oven and grill, integrated microwave, electric hob, dishwasher and fridge freezer.

Services:

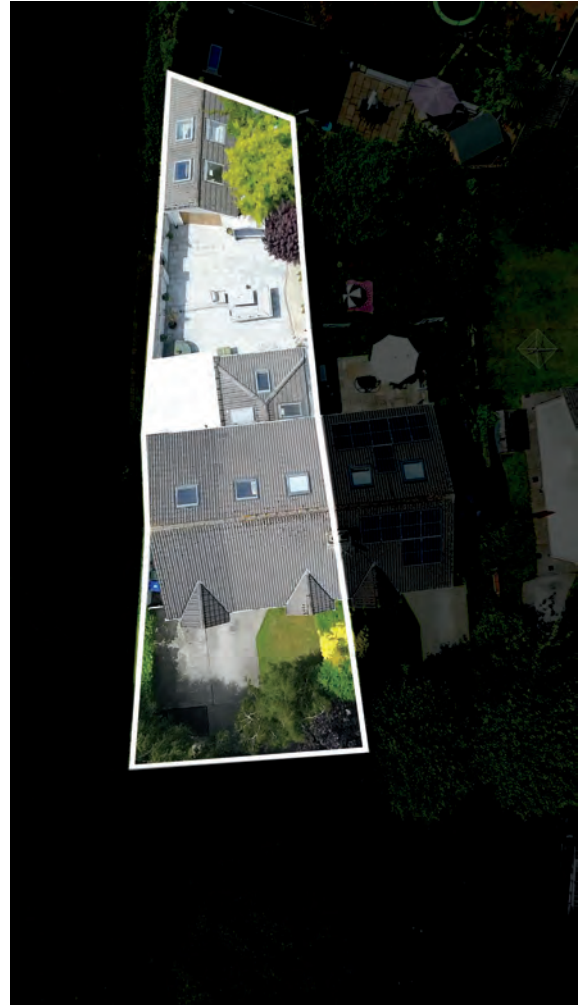
Mains water

Oil Heating



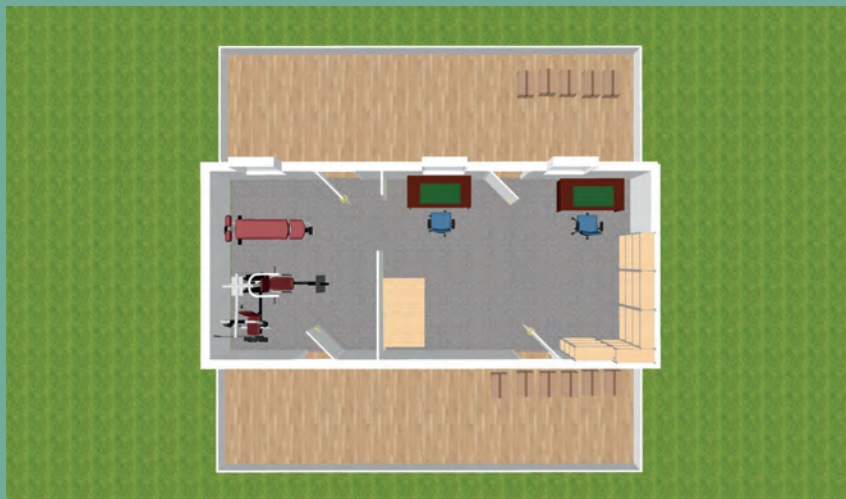
Accommodation

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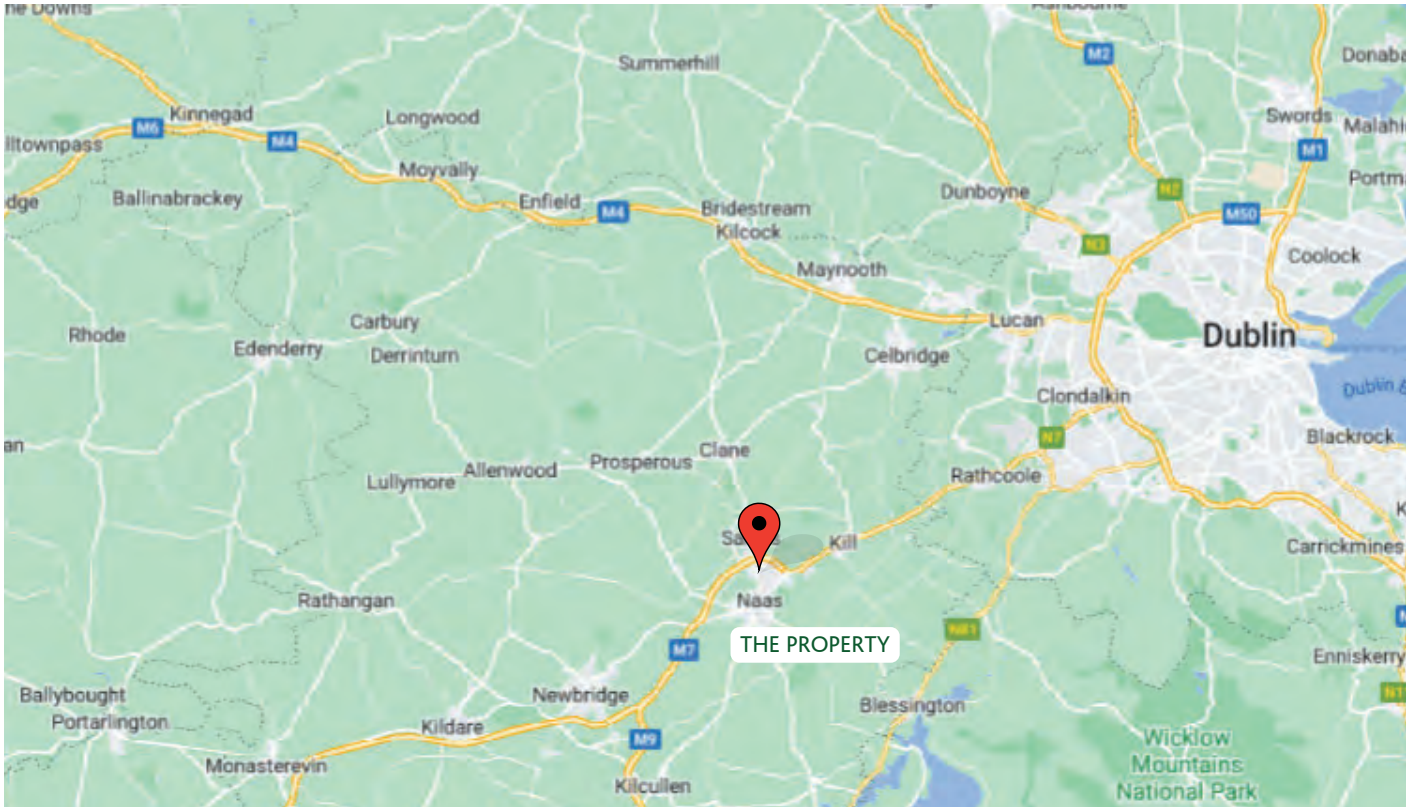
Floor Plans

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Directions

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Directions

W91 C90F

BER

BER B2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Jill Wright

045 832020

jillw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com