



908 Ladycastle, The K Club, Straffan, Co. Kildare

 **HUNTERS**  
ESTATE AGENT

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BER C1





# For Sale by Private Treaty

Hunters Estate Agent is honoured to present 908 Ladycastle, The K Club, Straffan, Co. Kildare. This outstanding four double bedroom residence overlooking the 18th tee is the ideal turnkey prestige family home or holiday spot! One of the Smurfit Type properties, 908 Ladycastle is presented in exceptional condition and extends to an area of c. 346 sq.m. (3,724 sq.ft). No expense was spared in the construction of these properties and the high level of finish is evident throughout.

Accommodation briefly comprises an grand entrance hall with double height ceiling and sweeping staircase, huge open plan living/dining room with 2 sets of French doors to the 1st floor terrace, generous kitchen/breakfast room with French doors to garden and a fireplace, study with bay window, maids scullery, guest cloakroom and four large double bedrooms, two with dressing rooms and all with en-suite bathrooms. There is also a spacious garage with utility area and a plant room. There are sweeping views of the Smurfit course and beyond from its large terrace ideal for al fresco entertainment while watching your fellow members on the course.

Outside the property is surrounded by a generous cobble lock off street parking area to the front and large patio to the rear with cantilevered stairs leading to the 1st floor terrace. Surrounding and to the rear of the property are planted beds and a large grassed lawn held in common which is maintained by the management company.

Ladycastle is an exclusive gated development set within the grounds of the prestigious K Club. The K Club is a beautifully restored Georgian Estate with its origins dating back to the 6th century and comprises some 550 acres with the River Liffey flowing through the middle of the demesne. The Hotel & Country Club was opened in July 1991 and the Country Club includes two full Championship Golf Courses designed by the Arnold Palmer Design Company with one in play for some 12 years (Palmer) and the second opened in Summer 2004 (Smurfit). It has been the home of the prestigious Smurfit European Open and hosted the PGA Cup in 2004 and The Ryder Cup in 2006. There is also the excellent K Club Spa available to pamper residents. The M4 and N7 are both easily accessible providing direct access to Dublin and the rest of the country.

Two K Club Country Club memberships (including membership of both courses, K Spa & K Health and Fitness Club, River and Lake fishing on the Liffey and much more) are included with the sale of the

property. It is mandatory for owners to be members of the Country Club. The current rate for gentleman is €6,430 and for ladies €3,215. With joining fees to be reintroduced soon these will become an important asset. Viewing is definitely a must!

## SPECIAL FEATURES

- » Extends to an area of c. 346 sq.m. (3,724 sq.ft)
- » High level of workmanship and specification throughout.
- » Natural Chinese granite stone Quoins (door and window surrounds).
- » Gas fired under floor central heating
- » Home entertainment system with ISDN and Internet connection
- » Telephone points throughout
- » Mood lighting control
- » Excellent fitted
- » Top quality integrated appliances
- » Beam” built-in vacuum system
- » Wired for CAT five cabling
- » High security with regular patrolling of estate
- » Outside lawns and gardens maintained by Management Company
- » Sanitary ware by Villeroy & Boch and taps and showers by Hansgrohe
- » Fitted hand crafted wardrobes in the bedrooms
- » Burglar alarm and Intercom to main security gate

# ACCOMMODATION

## ENTRANCE HALL

6.56m x 3.77m (max.) (21'52 x 12'37)

Marble tiled floor, recessed lighting, staircase with balustrade, carpet and carpet rods. Rising to the first floor; feature chandelier, wooden blinds, curtain pole, lined grey curtains with cream tie backs, alarm panel, under stairs storage room with heating manifolds

## MASTER BEDROOM

4.98m x 4.68m (max.) (16'34 x 15'35)

Cream carpet, intercom, recessed lighting, integrated sound system, lined cream and brown curtains, curtain poles, wooden blinds, thermostat, entertainment system control panel, TV point, thermostat

## WALK IN WARDROBE

1.87m x 1.83m (6'14 x 6')

Cream carpet, recessed lighting, tailor made wooden shelving and drawers with hanging rails, mirror

## ENSUITE

2.26m x 4.01m (7'41 x 13'16)

Cream tiles, recessed lighting, free standing double ended bath, Hansgrohe mixer tap, w.c., sink with Hansgrohe mixer tap, mirror, double shower with glass and chrome screen, Hansgrohe shower mixer with rainfall and standard head, Vortice extractor fan

## BEDROOM 2

3.76m x 4.29m (12'3 x 14'1)

Cream carpet, integrated speakers, curtain rail, wooden blind, thermostat, entertainment system control panel, TV point, thermostat

## ENSUITE

2.05m x 3.1m (6'73 x 10'17)

Grey wall and floor tiles, recessed lighting, w.c., double shower with glass and chrome shower enclosure, Hansgrohe mixer with dual shower heads, built in glass shelving, large sink, mirror, wooden blinds, Vortice extractor fan

## WALK IN WARDROBE

2.6m x 1.87m (8'53 x 6'14)

Cream carpet, recessed lighting, tailor made wooden shelving and drawers with hanging rails, mirror

## BEDROOM 3

5.17m x 3.1m (16'96 x 10'17)

Cream carpet, recessed lighting, curtain rail, lined curtains, integrated sound system, extra large built in wardrobe, entertainment system control panel, TV point, thermostat, door to : -

## GUEST BATHROOM

Marble polished tiled floor, part tiled walls, recessed lighting, towel rail, double shower, chrome and glass screen, Keuco chrome electric shower, wall mounted mirror, w.c., double sink with Hansgrohe mixer tap, wooden blind, chrome wall mounted radiator, Vortice extractor fan

## BEDROOM 4

4.66m x 5.47m (max.) (15'29 x 17'95)

Cream carpet, recessed lighting, built in wardrobe, cream curtains, matching tie backs wooden blinds integrated speakers, entertainment system control panel, TV point, thermostat

## ENSUITE

Cream wall and floor tiles, recessed lighting, chrome radiator, wall mounted w.c., Hansgrohe shower mixer with rainfall and standard head, x 3 feature port hole mirrors,

wall mounted mirror, wooden blind, Vortice extractor fan

## BOOT HALL

1.87m x 1.46m (6'14 x 4'79)

Recessed lighting, marble floors, built in storage

## INTEGRATED GARAGE

5.67m x 6.08m (18'6 x 19'95)

Green carpet, utility area, built in unit, stainless steel sink, Neff washing machine, Zanussi condenser dryer, beam serenity plus integrated vacuum system, entertainment centre, fuse board, fire alarm panel, heat control system panel, pull down stairs to attic space, roller shutters

## FIRST FLOOR LANDING

Large landing with black solid wood flooring, recessed lighting, pull down to attic, double doors to kitchen & breakfast area, double doors to dining area, double doors to living area

## LIVING AREA

4.86m x 7.24m (15'94 x 23'75)

Black solid wood flooring, recessed lighting, entertainment system control panel, integrated sound system, limestone fire surround, remote controlled gas fire, built in 3 drawer storage unit, curtain rail, gold lined curtains, TV point, thermostat, double door to landing, French door to terrace

## DINING AREA

4.28m x 4.58m (14'04 x 15'03)

Black solid wood flooring, recessed lighting, entertainment system control panel, integrated sound system, gold curtains, glass and iron 8 lamp chandelier, TV point, thermostat, double doors to landing, French doors to terrace

## KITCHEN/BREAKFAST ROOM

9.82m x 4.20m (32'22 x 13'78)

Black solid wood flooring, recessed lighting, integrated sound system, limestone fire surround, remote gas fire, curtain rail, gold lined curtains, built in wall and floor units, slate counter top, under mounted stainless steel mixer tap, Gagenau double oven, Gagenau microwave, Gagenau integrated coffee maker, Gagenau dishwasher, Liebherr fridge freezer, pull out larder drawer, large island unit with Neff 5 ring induction hob, Kuppersbusch chrome extractor fan, x 3 large drawers, x 8 small drawers, intercom control panel , TV point, thermostat

## SCULLERY

4.67m x 1.46m (15'32 x 4'79)

Black solid wood flooring, recessed lighting, built in wall and floor units, Leibher wine fridge, stainless steel sink with draining board, thermostat, wooden blinds

## STUDY/FAMILY ROOM

4.7m x 3.7m (15'42 x 12'14)

Black solid wood flooring, recessed lighting, integrated sound system, wooden blinds, beige carpet, thermostat, TV point

## W.C.

1.56m x 2.45m (5'12 x 8'04)

Black solid wood flooring, recessed lighting, W.c., wall mounted sink, mixer tap, mirror, towel rail, wooden blinds, Vortex extractor fan, thermostat

## TERRACE

12.88m x 4.06m (42'26 x 13'32)

Travertine tiles, balustrade, power point, cantilevered stairs to garden







## BER DETAILS

BER: C1

BER number: 107263832

Energy Performance Indicator:

173.92 kWh/m<sup>2</sup>/yr

**Smith Property Management:** (01) 825 5423

**Management fee:** €2346.00

(2015)(subject to approval by the board in March)

## DIRECTIONS

From Dublin take the N7 Naas Road off the M50 proceeding to the Straffan / Kill exit. Take this exit and at the top of the slip road turn right passing over the dual carriageway following the signs to Straffan. Just before Straffan village after crossing over the Liffey turn left into the main entrance of the K club and take the first left along a wooded road to a bridge. Proceed over the River Liffey again and straight through the next roundabout leading to the electronic remote control gates of Ladycastle. Upon entering turn left at the T Junction and continue straight, 908 will be on your right hand side.

## VIEWING

Strictly by appointment only through Hunters Estate Agent, Dalkey on 01 275 1640.

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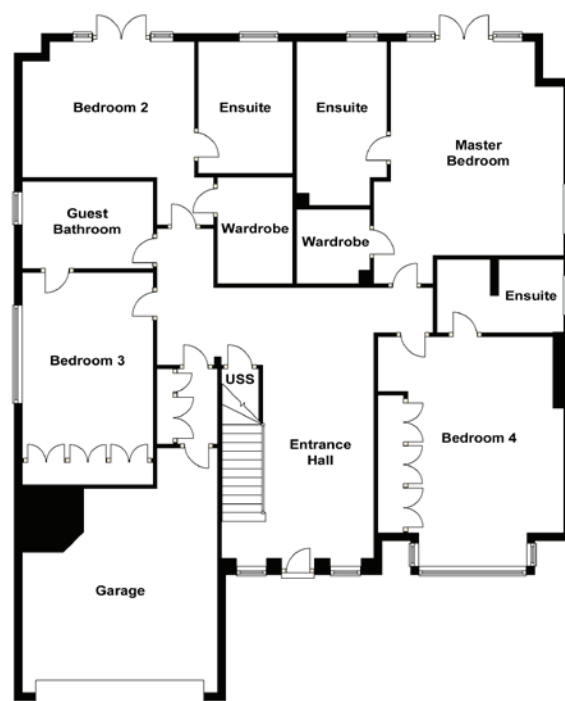
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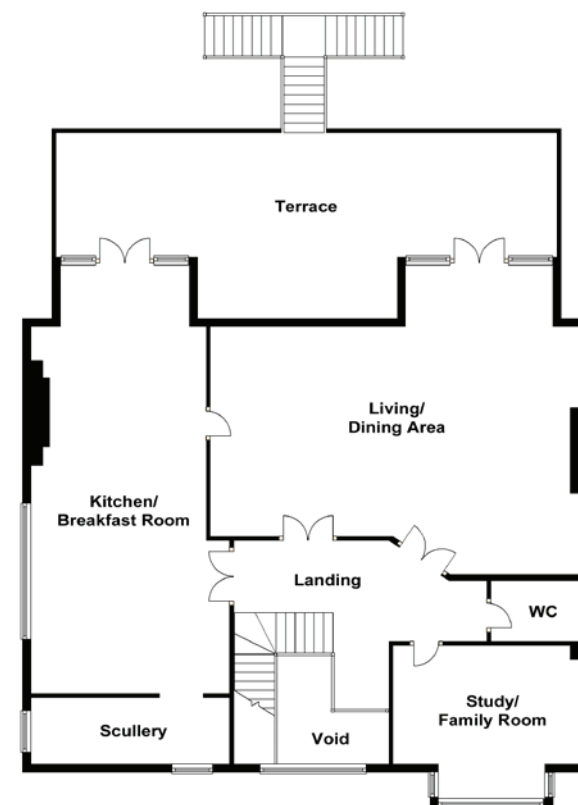
## Terms and Conditions

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### GROUND FLOOR PLAN

Not to scale. For identification purposes only.



### FIRST FLOOR PLAN

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2009.