

For Sale

Asking Price: €430,000

Sherry
FitzGerald
O'Reilly



33 Kilheale Heights,
Kilheale Manor,
Kill,
Co. Kildare,
W91 KW0Y

BER A2

sherryfitz.ie



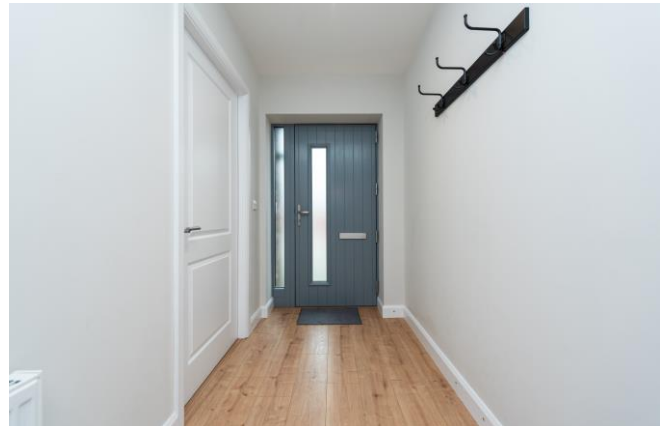
Sherry FitzGerald O' Reilly are delighted to welcome you to 33 Kilheale Heights, an excellent 3 bedroomed end of terrace property in the heart of Kill Village. This is a warm and comfortable home which is superbly presented both inside and out. Number 23 features the latest in home energy efficiencies including photovoltaic panels for electricity.

To the rear is a spacious metal unit with concrete base and electricity, currently used as a home gym and workshop. The garden has been tastefully landscaped and includes both a cobblelock patio and a gazebo covered deck.

The Kilheale development is conveniently situated just a short walk from the centre of Kill Village with its shops, cafes, pubs, restaurant, GAA and school. It is also just ten minutes' drive to the bustling town of Naas with its selection of restaurants, bars, boutiques, supermarkets, schools, retail parks, theatre, cinema and hospital.

This property is perfectly located for the commuter, offering easy access to the M7/N7 motorway, the Citywest Luas stop, the commuter bus service and the rail link in Sallins.

Accommodation in this lovely home comprises entrance hall, sitting room, kitchen/dining room, utility room, guest wc. Upstairs 3 bedrooms (one en-suite with walk-in wardrobe) and main bathroom. Outside – steel workshop.



Accommodation

Entrance Hallway 5.76m x 1.42m (18'11" x 4'8"): The welcoming hallway features an oak laminate floor.

Sitting Room 5.42m x 3.72m (17'9" x 12'2"): Spacious and comfortable room with large window to the front, with a solid oak floor underfoot.

Kitchen/Dining Room 5.25m x 4.65m (17'3" x 15'3"): The kitchen/dining room is a superb bright space featuring a range of Shaker style cabinets in a soft grey hue with contemporary brass handles. There is an oak topped island unit with drawer storage, seating and it is fitted with plug socket in the back with USB-A+C. Included in the kitchen are the integrated appliances – double oven, microwave, induction hob, dishwasher and fridge freezer. The kitchen boasts an attractive metro tile to the splashback and an oak laminate floor. From the dining area, sliding doors take you to the cobblelock patio outside.

Utility Room 2.23m x 1.54m (7'4" x 5'1"): The utility comprises a tiled floor, worktop and press, with washing machine, tumble dryer and understairs storage.

Guest WC 1.58m x 1.58m (5'2" x 5'2"): The guest wc includes a stylish wash basin and wc, with tiled feature wall and floor.

Upstairs Landing 3.93 x 1.4m (3.93 x 4'7"): The landing includes an oak laminate floor, hotpress off and ladder stair access to the part floored attic.

Bedroom 1 4.46m x 3.44m (14'8" x 11'3"): This is a very spacious double room to rear with a built-in headboard with 2 plug sockets on either side with USB-A + C and shelving.

Walk-in Wardrobe 1.93m x 1.7m (6'4" x 5'7"): With hanging rails and shelves.

En-Suite 1.85m x 1.7m (6'1" x 5'7"): The en-suite offers a stylish suite of wc, whb, corner shower unit and LED lit cabinet. It has a heated towel rail, metro tile splashback, textured tiles to the shower walls and tiled floor.

Bedroom 2 4.55m x 3.03m (14'11" x 9'11"): This is a double bedroom with front aspect. It has an oak laminate wood floor and fitted wardrobes.

Bedroom 3 4.54m x 2.1m (14'11" x 6'11"): This is a double bedroom to front, currently used as an office. With fitted wardrobes and a laminate oak floor.

Bathroom 2.44m x 1.7m (8' x 5'7"): The bathroom boasts attractive tiling with mosaic accent. It includes a contemporary suite of wash hand basin, low profile wc and bath. With heated towel rail and led lit cabinet.

Outside

Metal Unit 6.13m x 2.95m (20'1" x 9'8"): With concrete floor, composite doors and electricity, this is currently used as a home gym and a workshop with shelving and workbench.





Special Features & Services

- Built circa 2022.
- Extends to 136m² approximately.
- A rated energy efficient home.
- Gas fired central heating.
- PV panels for water heating.
- High quality contemporary sanitary ware and fittings in all bathrooms.
- Upvc Double glazed windows.
- All appliances, light fittings and curtains included.
- Cobblelock drive with parking for two cars.
- Homebond guarantee.
- Upvc soffit and fascia.
- Low maintenance exterior of brick and render.
- High speed fibre broadband connection.
- Rear garden with patio, decking, steel gazebo and raised beds.
- Gated side access.
- Large metal unit to rear with concrete base and electricity.
- Short walk to Kill Village with its school, shops, cafes, GAA and award-winning restaurants and bars.
- Short drive to M7/N7, with the Red Cow Luas just 15 minutes away, and 126 Bus stop in the village.

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Garden The cobblelock driveway to front offers off-street parking for two cars. It is lined with Photinia hedging on both sides. In the rear garden, raised flower beds are filled with bamboo, peony and hydrangea. There is a cobblelock patio and a decked area, covered by a steel gazebo. With gated side access.



NEGOTIATOR

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DIRECTIONS

Take the N7 to Junction 7 and follow the signs to Kill Village. Pass the national school on your left, continue on and then see Eurospar and the Dew Drop Inn on your right. Take the next left turn. Follow this road and take the second left into Kilheale Drive. Take the next left and continue down this road, turning left, follow the road and number 33 will be the fifth house on the right hand side before the green area.

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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