



**SPACIOUS DETACHED 5 BEDROOM RESIDENCE ON C. ½ ACRE.**

**ALASTY, KILL, CO. KILDARE. W91 C9W6**

**GUIDE PRICE: €550,000**



PSRA Reg No. 001536

## FOR SALE BY PRIVATE TREATY

**ALASTY, KILL, CO. KILDARE W91 9W6.**

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### DESCRIPTION:

Jordan Auctioneers are delighted to offer this fine detached family home to the market. Situated in a much sought after location in a quiet cul-de-sac in the townland of Alasty only 2 ½ miles from the M7 Dual Carriageway providing a speedy access to the City. The surrounding towns/villages of Kill 3miles, Sallins 2 ½ miles and Naas 5 ½ miles offer a wide selection of restaurants, pubs, schools, shopping facilities all within easy reach. The property is approached by a recessed stone entrance to a tarmacadam forecourt and drive which proceeds to the rear of the house. Standing on c. ½ Acre site with large rear garden mainly in lawn and sandstone paved patio area all enclosed by mature trees/hedges offering a very private peaceful setting. Also to the rear is a separate garage/recreational area (suitable for a variety of uses subject to P.P.) containing c.1,320 sq. ft. (c.122.64 sq. m.). Built in 1999 extending to c.2,335 sq. ft. (c.217 sq. m.) of spacious family accommodation presented in good condition throughout with oil fired central heating, PVC woodgrain double glazed windows and extended livingroom with bi folding patio doors providing a lovely bright room overlooking the patio and gardens. The property is only a 5 minute drive from Sallins train station providing direct access to the City Centre in under ½ hour. There are some fine golf courses in the locality for the golfing enthusiast with Killeen, Castlewarden, K-Club, Naas and Palmerstown all closeby.

### ACCOMMODATION:

#### Porch:

**Entrance Hall:** 4.33m x 1.6m with laminate floor, recessed lights, coving and understairs storage.

**Sittingroom:** 5.5m x 3.78m into bay window, laminate floor, coving, recessed lights, marble fireplace with insert stove.

**Dinignroom:** 3.8m x 5.2m. coving, tiled floor, recessed lights, fitted presses and shelving.

**Livingroom:** 6.57m x 4.85m Laminate floor, wood panel ceiling, bi folding patio doors, polished sandstone fireplace with stove and French doors.

**Kitchen:** 4.3m x 3.38m tiled floor, modern fitted kitchen with ground and eye level units, Frankie sink unit, recessed lights cooker hood, granite worktops and splashback.

**Toilet:** w.c., vanity w.h.b., bidet, heated towel rail, fully tiled floor and walls.

**Bedroom 2:** 3.4m x 3.38m range of built-in wardrobes, recessed lights and laminate floor.

**Ensuite:** corner electric shower, vanity w.h.b., w.c., fully tiled floor and walls.

**Bedroom 3:** 5.3m x 3.11m. Laminate floor and built-in wardrobes.

**Bedroom 4:** 3.66m x 2.54m laminate floor, built-in wardrobes and shelving.

#### Upstairs

**Bedroom 1(Main):** 6.53m x 4.06m with two walk-in wardrobes.

**Ensuite:** w.c., vanity w.h.b., bath, fully tiled floor and walls.

**Bedroom 5:** 5.38m x 4.06m including walk-in wardrobe and built-in wardrobes.

**Showerroom:** Electric shower, heated towel rail, w.c., vanity w.h.b., fully tiled floor and walls.

### OUTSIDE:

Approached by a stone recessed entrance to a tarmacadam drive and forecourt which proceeds to the rear of the residence. Standing on c. ½ Acre with flower beds, shrubs mainly in lawn enclosed by mature trees and hedges. Sandstone patio area, barna shed, outside socket and tap.

Garage: 8.9m x 3.85m with oil burner and up and over door.

Recreational room: 6.35m x 3.75m with wood panel ceiling, wood panel surround and French doors.

#### Upstairs:

c.52 sq. m (c.563 sq. ft.) incorporating 3 rooms and showerroom.

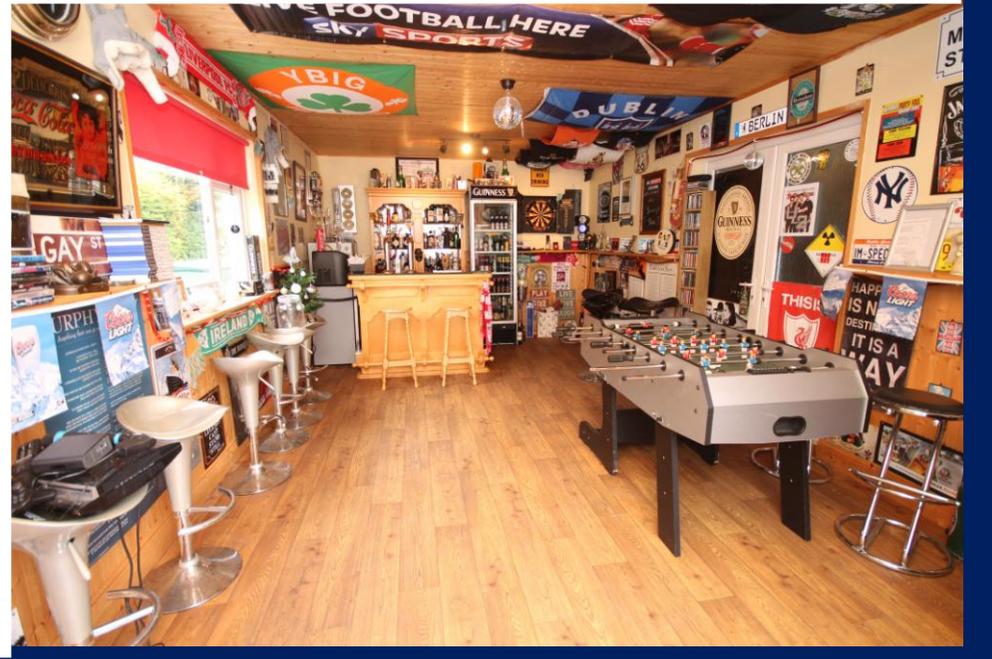
### AMENITIES:

Local amenities include horse riding, GAA, rugby, soccer, tennis, hockey, fishing, canoeing, leisure centres, golf, basketball and racing in Punchestown, Naas and the Curragh.

**SOLICITOR:** Blake Horrigan, Ushers Quay, Dublin 8.

**BER: C1**





## FEATURES:

- Oil fired central heating.
- Woodgrain PVC double glazed windows.
- Mature c. ½ Acre site.
- C.2,335 sq. ft. (c.217 sq. m.) of accommodation.
- Extended livingroom with bi folding patio doors to garden.
- Garage/recreational area.
- Modern fitted kitchen with granite worktops and splashback.
- 5 bedrooms and 3 ½ baths.
- Excellent location only 5 minutes from train and N7 dual carriageway.
- Easy access to Sallins, Kill, Naas and Clane.
- PVC facias/Soffits

## INCLUSIONS:

Kenwood cooker, barna shed, Samsung fridge freezer, washing machine, Zanussi dishwasher, carpets, blinds, curtains and lightfittings (excluding diningroom lightfitting).

## SERVICES:

Septic tank drainage, group scheme water, oil fired central heating.

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