



Sebata, Main Street, Kill, Co. Kildare, W91 A9P7.

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Kill, Co. Kildare,
W91 A9P7.***

***A truly exceptional
residence nestled on
0.33 of an acre of
meticulously
landscaped gardens!***

***Asking Price
€ 1,150,000***

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald
O'Reilly***

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Sherry FitzGerald O'Reilly are excited to introduce you to Sebata, a truly exceptional residence nestled on 0.33 of an acre of meticulously landscaped gardens. This magnificent home, located in the heart of Kill Village offers the charm and comfort of village life yet is close enough to enjoy the amenities of nearby Dublin city.

This is a home of distinction, designed with a commitment to quality and style and using only the best materials, fixtures and fittings. It boasts a light-filled interior offering elegant reception rooms alongside five substantial bedrooms—four of which feature ensembles and walk-in wardrobes. This warm and inviting home is perfect for both entertaining and family life, with a large open plan living/kitchen/dining room, a fantastic family room, and an outdoor garden room designed for all year-round relaxation.

Kill is a close-knit community, a thriving village with its shops, cafes, pubs, playground, restaurant, GAA and primary school, all of which are within a few minutes' walk of this home. It is also just ten minutes drive to Naas town with its array of amenities including boutiques, restaurants, theatre, cinema, hospital and schools. For racegoers, the Naas and Punchestown racecourses are a short drive away. Local sporting facilities include the Naas and Palmerstown Golf clubs, Naas Rugby club and Toberton Lodge Riding school, all just a short drive from this home.

Sebata is conveniently situated just three minutes drive from Junction 7 of the N7/M7, making the city centre and Dublin airport within easy access. The M9, connecting to the south and midlands region, is also readily accessible. For public transport, the rail service in Sallins is 10 minutes away, offering trains to Heuston and the Docklands. The Citywest Luas stop is only a 15-minute drive, and the 126 bus to Dublin and Kildare stops directly in the village.

The accommodation in this wonderful family home comprises entrance hall, sitting room, living/kitchen/dining room, guest wc, family room, utility, wc. garage. Upstairs 5 double bedrooms (four with en-suite and dressing room) and a family bathroom. Outside – metal shed, wooden playhouse, outdoor room.

Hallway 7.35m x 3.66m (24'1" x 12'): This home opens with an impressive double-door entrance that leads into a soaring double-height hallway. Polished marble floors create a seamless flow from the entry into the main sitting, living, and kitchen areas. The extra-wide staircase is in natural oak, with handcrafted newel posts and balustrades. Above is the centrepiece, a stunning crystal spiral chandelier. Cloakroom off - 2m x 1.12m.



Sitting Room 5.43m x 4.75m (17'10" x 15'7"): Glazed double doors bring you to the generous Sitting room which is illuminated by recessed downlighters and an impressive 8 light crystal chandelier. The focal point of the room is a classic cast-iron fireplace, elegantly framed by a marble surround.

Living/Kitchen/Dining Room 13.52m x 6.38m (44'4" x 20'11"): Brimming with natural light, this glorious open-plan space is designed for modern living. It seamlessly integrates living, kitchen and dining, anchored by glazed doors at either end that invite the garden indoors. The living area boasts soaring apex ceilings of 5.26m and is overlooked by a window on the landing upstairs. A 15 Kw pellet stove provides a cosy focal point, complemented by bespoke oak recessed shelving. The kitchen area features many warm oak cabinets and quality granite countertops. At its heart sits a Rangemaster Classic Deluxe cooker, with 5 gas burners and electric ovens. It is flanked by two distinct islands, one is oak topped and offers lots of storage including an integrated fridge, and seating for casual dining. A second granite-topped island divides the cooking and dining zones and offers storage on both sides. Off the kitchen are the larder press (1.29m x 0.9m) with built in shelving, and a cloakroom (1.2m x 1.2m).







Family 8.19m x 5.42m (26'10" x 17'9"): This is a large versatile space which has had many functions over the years, a pool room, music room, gaming room and comfortable spot for get-togethers. It is of dual aspect, with downlighters, feature lighting over the pool table and an oak laminate floor.

Utility Room 2.96m x 2.93m (9'9" x 9'7"): The utility room is fitted with many storage cabinets, wine rack, washing machine and dryer. It has a tiled floor and splash back. With door to garden.

WC 1.67m x 1.66m (5'6" x 5'5"): With wc, wash basin and heated towel rail, it has a marble tile floor and mosaic tile splash back.





Guest WC 1.67m x 1.65m (54'7"11" x 5'5")): Located off the entrance hall, the guest wc is floored in marble and includes a wash basin, heated towel rail and wc.

Upstairs

Landing 9.82m x 2.92m (32'3" x 9'7")): The gallery landing overlooks the open hallway, and from here a window also overlooks the living area. The floor is laid with carpet, and it features a ladder stair to the attic. With hot-press off (1.68m x 1.3m).

Bedroom 1 4.87m x 3.64m (16' x 11'11")): This is a large double bedroom with front aspect and carpet floor.

Walk in Wardrobe 2.26m x 2.12m (7'5" x 6'11")): Fitted with shelving and hanging rails.

En-Suite 2.44m x 2.24m (8' x 7'4")): Updated in 2025, this stylish en-suite features a close coupled wc, a bespoke countertop basin mounted on an oak vanity unit and a spacious walk-in shower cabinet with a pumped electric shower. The floor is laid with practical waterproof oak laminate while the walls are beautifully tiled.





Bedroom 2 7m x 4.48m (23' x 14'8"): This is a very generous double bedroom to front with a carpet floor.

Walk-in Wardrobe 1.71m x 1.67m (5'7" x 5'6"): Fitted with shelving and hanging rails.

En-Suite 3.8m x 0.9m (12'6" x 2'11"): The en-suite combines a wc, wash basin, heated towel rail and shower. The floor is tiled with a mosaic tile, and the shower complete with panelling.

Bedroom 3 4.86m x 3.91m (15'11" x 12'10"): A double bedroom with views of the rear garden and with a carpet floor.

Walk-in Wardrobe 2.27m x 1.88m (7'5" x 6'2"): With shelving and hanging rails.

En-Suite 1.53m x 1.4m (5' x 4'7"): This en-suite is fitted with a heated towel rail, wc, wash basin, and shower with Pvc paneled walls. Tiling to floor.



Bedroom 4 5.72m x 3.05m (18'9" x 10'): Another spacious double bedroom with front aspect and carpet floor.

Walk-in Wardrobe 3.19m x 1.81m (10'6" x 5'11"): Fitted with shelving and hanging rails.

En-Suite 1.88m x 1.8m (6'2" x 5'11"): Featuring a corner shower cabinet with pumped shower, heated towel rail, wc, wash hand basin and extractor, a tile floor and tile splash back.

Bedroom 5 4.72m x 3.07m (15'6" x 10'1"): Enjoying views over the rear garden, bedroom 5 is a double room with carpet floor,

Bathroom 3m x 2.94m (9'10" x 9'8"): Fully refurbished in 2025 in a contemporary style, this bathroom features a bespoke oak vanity with a mounted vessel bowl, an offset corner bath, and a sleek walk-in shower equipped with a composite slate tray and electric pumped shower. The walls are tiled with striking Nordic teak slat porcelain wall tiles, perfectly paired with durable, waterproof oak laminate flooring.





Special Features & Services

- Built circa 2006.
- Extends to an impressive 435m² approximately.
- Clad in silver granite with granite quoins.
- Gas fired central heating with new Smart boiler fitted 2025 with ability to twin with an Air to water system.
- Underfloor heating on ground floor.
- 8-inch insulation to floors upstairs for sound and heat.
- Insulated attic.
- 27 inch exterior walls.
- Block interior dividing walls.
- Pellet stove 15kw in living area.
- Alu clad front door.
- Internorm Alu clad windows and French doors – argon gas filled, tilt and turn.
- All carpets, curtains, blinds and light fittings included.
- All listed integrated appliances included.
- Oak interior doors.
- Brushed stainless steel sockets and switches throughout.
- Copper piping throughout.
- Coving in all rooms.
- Parking for 8 cars in drive.
- Granite walls to front garden with bespoke railings and electric gates.
- Security cameras and alarm system.
- Large rear garden, not overlooked, with lush lawn, cobblestone patios, abundance of trees and shrubs, metal shed, playhouse, bike shed and a stunning garden room.
- In the centre of Kill Village with its school, shops, sporting facilities and award-winning restaurants and bars.
- Easy access to M7/N7, with the Red Cow Luas just 15 minutes away, and 126 Bus stop in the village. Buses to Naas and Newbridge secondary schools stop nearby.

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Gardens To front the property is enclosed by granite walls with custom railings and electric gates. The grounds feature a blend of silver birch, copper beech, and yew for natural screening. Meticulously maintained, the lawn is framed by stone-walled borders featuring specimen planting, including Japanese maple and Nordic spruce.

On stepping outside the kitchen's French doors onto a cobblestone path, you will find a wooden-clad bike shed and a built-in dog kennel offering practical storage. From here, five steps lead up to an expansive cobblestone patio with a striking granite sphere water feature, overlooking a perfectly manicured lawn.

The lawn is bordered on the right with a vibrant flower bed packed with a selection of specimen trees and shrubs such as magnolia, climbing hydrangea, photinia, maple, staghorn sumac, crab apple, and cherry. Tucked away at the end of the garden is a delightful two-room wooden playhouse (3.65m x 1.83m).

On the left is the showpiece of this garden, a stunning covered garden room (6m x 2.95m). Designed for year-round comfort, this sanctuary features a spacious seating area, lit by antique brass and copper lanterns. It is south facing to maximize natural sunlight and is equipped with air conditioning for warmer days.

Flanking the garden room on both sides are large flower beds integrated with copper wire mesh to the walls and overhead, supporting both the climbing plants and a built-in watering system.

The metal garden shed 5m x 2.5m includes fitted shelving and the gas for the Rangemaster.

Garage 5.92m x 2.97m (19'5" x 9'9"): The integral garage houses the gas boiler, security system and the electricity boards. It has a fire door leading into the house, a concrete ceiling, a door to the side passage and oak double doors to the driveway.

Directions

From the N7, take exit 7 to Kill and continue onto Main Street. Pass the church, the supermarket, and the Dew Drop on the right. After the Dew Drop, there will be a row of cottages on the left, and after these you will see granite pillars and walls- the entrance to Sebata.







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