



733 Ryder Cup Village, The K Club,  
Straffan, Co.Kildare

 **HUNTERS**  
ESTATE AGENT

[www.huntersestateagent.ie](http://www.huntersestateagent.ie)

**BER C2**



# For Sale by Private Treaty

Hunters Estate Agent are delighted to present this stunning apartment in the heart of the prestigious K Club demesne. 733 Ryder Cup Village comprises approximately 90sq.m/969sq.ft of generously proportioned accommodation. Within the Ryder Cup Village, this is an idyllic setting for downsizers and investors alike.

733 Ryder Cup Village is presented in excellent condition. The accommodation briefly comprises of an entrance hall, cloakroom, utility room, reception room, kitchen, cloakroom, two large double bedrooms with ensuite bathroom and guest w.c. The private rear garden enjoys a large paved area spanning the width of the apartment. Outside the property is surrounded by generous gardens in both landscaping and lawn with ample parking. The Ryder Cup Village is an exclusive development of the prestigious K Club.

The Ryder Cup Village is an exclusive development set in 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. It has been the home of the prestigious Smurfit European Open since 1995 and hosted the PGA Cup in 2004 and The Ryder Cup in 2006. The K Club Spa is also available to pamper residents. The M4 and N7 are both easily accessible providing direct access to Dublin and the rest of the country.

Viewing is highly recommended.

## SPECIAL FEATURES

- » Extending to 90sq.m/ 969sq.ft
- » Ground floor apartment
- » Dual aspect apartment
- » 2 double bedrooms & 2 bathroom
- » Prestigious development
- » Ample parking
- » Gas-fired central heating
- » Outside lawns and gardens maintained by Management Company
- » Private rear garden
- » High security with regular patrolling of estate
- » Located in the exclusive K Club just a few minutes walk from the K Club Hotel and Straffan Village with it's shops, school & local pub.



## ACCOMMODATION

### ENTRANCE HALL

3.25m (10'66") x 2.05m (6'72") + 2.47m (8'10") x .94m (3'08")  
Tiled floor, recessed lighting, intercom and heating thermostat.  
Door to cloak room.

### STORAGE / HOTPRESS

1.88m (6'16") x 1.47m (4'82")  
Built-in wooden shelving, insulated immersion and Ideal gas boiler.

### LIVING/DINING ROOM

6.03m (19'77") x 4.17m (13'67")  
Tiled floor, polished sand stone fireplace with coal effect gas fire, T.V. point, recessed lights and ceiling coving. Double doors to garden.

### KITCHEN

6.03m (19'77") x 4.17m (13'67")  
Built-in floor and wall kitchen units incorporating black counter tops, Zanussi four ring electric hob with stainless steel extractor, Belling oven, stainless steel sink with mixer tap, tiled floor, built-in Zanussi fridge freezer, tiled splash back, provision for washing machine, provision for dishwasher and recessed lighting.

### MASTER BEDROOM

5.92m (19'41") x 3.5m (11'48")  
Carpet, built-in wardrobes, recessed lighting, decorative ceiling coving and TV point. Door to ensuite.

### ENSUITE

2.93m (9'61") x 1.90m (6'23")  
Tiled walls and floor, shower with chrome mixer tap, bath with chrome mixer tap, w.c, heated towel rail, shaver socket, wall mirror, wash-hand basin with chrome mixer tap and Xplear extractor.

### BEDROOM 2

3.76m (12'33") x 3.25m (10'66")  
Carpet, recessed lighting and fitted wardrobes.

### GUEST W.C

1.93m (6'33") x 1.67m (5'47")  
Tiled walls and floor, shower with chrome mixer tap, w.c, heated towel rail, shaver socket, wall mirror, wash-hand basin with chrome mixer tap and Xplear extractor.



## OUTSIDE

The front gardens are maintained by the management company. The rear garden has benefits from being very private. The rear garden spans the width of the apartment measuring to approx. 11.4m (37'39") x 4.89m (18'53") 54m.sq 581sq.ft, great for Alfresco dining.

## MANAGEMENT COMPANY

Keenan Property Management  
Tel: 01 8442400  
Email: hello@kpm.ie

## SERVICE CHARGE

€2,107 per annum 2016

## BER DETAILS

BER: C2  
BER number: 107054413  
Energy Performance Indicator: 194.81 kWh/m<sup>2</sup>/yr

## DIRECTIONS

From Dublin via the M4, proceed to Maynooth, at the top of the slip road for Maynooth, turn left at roundabout towards Straffan, continue straight to end the next roundabout, taking the second exit off same into Straffan village. Continue straight through Straffan Village and continue for approx. 300 metres and turn right into K-Club. Continue along the avenue towards the hotel. The Ryder Cup Village is on the left hand-side before the main hotel

## VIEWING

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



T 01 275 1640 E [dalkey@huntersestateagent.ie](mailto:dalkey@huntersestateagent.ie) W [www.huntersestateagent.ie](http://www.huntersestateagent.ie)  
4 Castle Street, Dalkey, Co. Dublin  
St Martin's House, Waterloo Road, Dublin 4  
2 Brighton Road, Foxrock, Dublin 18  
PSRA Licence no: 001631



## Terms and Conditions

These particulars do not form any part of any contract and are for guidance only. Maps and plans are not to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however, the developers or their agents shall not be held liable for inaccuracies.



## FLOOR PLANS

Not to scale. For identification purposes only.

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.