



No. 35 The Court

Newtown Manor | Kill | Co. Kildare | W91 K223



3



3



94.13sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

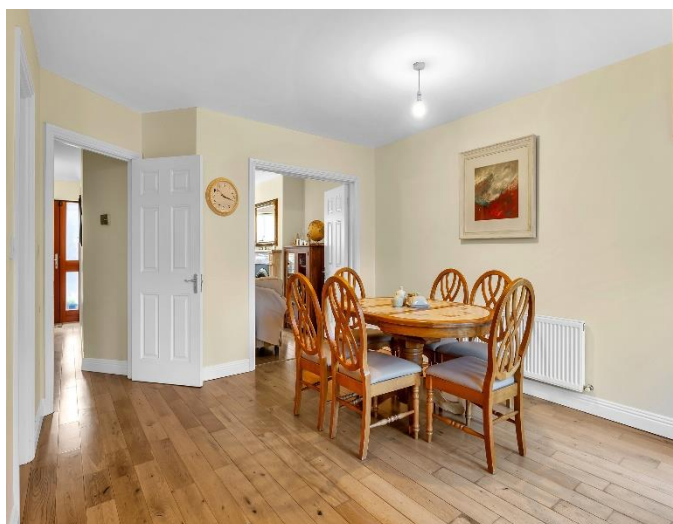
LOCATION

Ideally located in the much sought after Newtown Manor housing development which sits on the edge of Kill Village & close to Johnstown Village. Schools are well catered for in the area at all levels with Saint Brigid's National School, St. Anne's Primary School, Killashee School, Rathmore National School, Holy Child National School, St. Corban's Boys National School, St David's National School, Scoil Bhrde, St. Mary's Catholic College Naas, Menscoil Iognid Rs, Piper's Hill College, Newbridge College & Holy Family School Rathcoole all a short drive away with many serviced by bus.

Sports clubs are also plentiful with Kill GAA only seconds away, Rugby, Football, Tennis & Athletics are all available in Naas. Kill is surrounded by some world class Golf Clubs including, Palmerstown House, Craddockstown, Naas, Kileen, Castlewarden, Beech Park & The Palmer Ryder Cup Course at K-Club to name a few. For those interested in Water sports, you can head the Blessington Lakes which is about a 10 minute drive away. Kill Village has strong equestrian ties, Show Jumping at JAG Equestrian is only a few minutes away, and race course such as Punchestown, Naas and the Curragh are all within easy reach.

ACCOMMODATION:

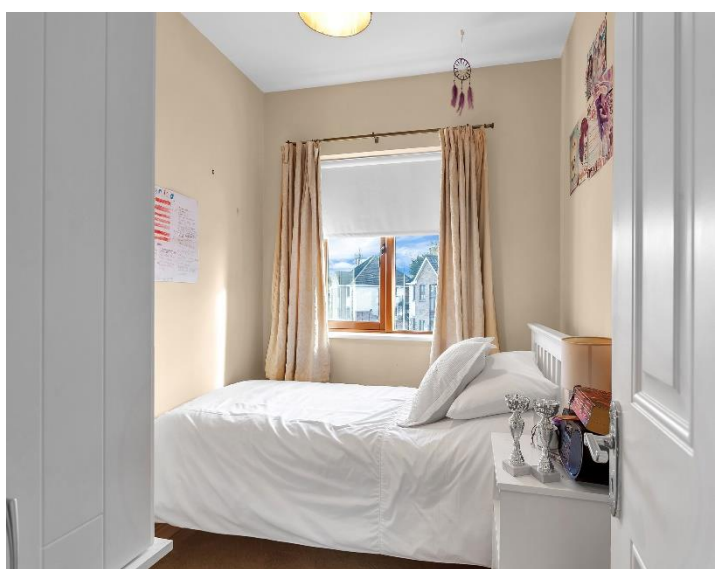
ENTRANCE HALL:	4.89m x 1.75m	With wooden flooring, understairs storage & guest W.C.
KITCHEN / DINING ROOM:	4.35m x 5.13m	With fitted kitchen units, integrated fridge, dishwasher & double oven & hob. Tiled & wooden flooring, French doors to garden. L shaped 3.51m x 2.53m



DESCRIPTION:

Beautiful three bedroom residence located in a quiet cul de sac adjacent to a large green area. No.35 is a cleverly designed property with well-proportioned living space. It is in very good condition throughout and ready for immediate occupation. Painted in neutral tones throughout with beautiful wooden flooring this property will appeal to any discerning purchaser. The bedrooms are all a good size and all rooms have fitted wardrobes. The master bedroom has an en-suite and is located to the back for the house. The family bathroom can service the other bedrooms quite comfortably. Outside there is off street parking, a side entrance and the back garden has a sunny west facing aspect.

UTILITY TOOM:	1.40m x 1.30m	Plumbed for washing machine.
LIVING ROOM:	4.62m x 3.22m	With feature fireplace with marble sur round, wooden flooring & coving.
UPSTAIRS:		Landing & hotpress and attic access.
BATHROOM:	2.26m x 1.89m	With corner bath, overhead electric shower, W.C & W.H.B. Tiled floor & part tiled walls.
BEDROOM 1 MASTER	4.17m x 3.13m	With fitted wardrobe & En-Suite.
EN-SUITE:	1.89m x 1.40m	With corner shower cubicle, W.C. W.H.B, tiled floor & part tiled walls.
BEDROOM 2:	3.31m x 2.9m	With fitted wardrobe.
BEDROOM 3:	2.68m x 2.33m	With fitted wardrobe.



OUTSIDE/FEATURES:

- Front Driveway with Off Street Parking.
- Large green area adjacent.
- Side Entrance.
- Sunny Rear Garden.
- Large steeltech shed.
- New energy efficient boiler.



VIEWING:

BY APPOINTMENT ONLY

BER:

C1

PRICE REGION:

€385,000



JP&M
DOYLE

Established. 1952

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