



BER B3

**SUPERB 2 BEDROOM DUPLEX APARTMENT
OVERLOOKING GOLF COURSE**

THE HERITAGE, KILLENARD, CO. LAOIS, R32 X6T0

GUIDE PRICE: € 320,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

7 Sawgrass, The Heritage, Killenard, Co. Laois, R32 X6T0

DESCRIPTION:

Exquisite 2/3 bedroom duplex apartment overlooking the golf course, situated at the Heritage Hotel and Spa, Killenard Village, Co Laois.

Jordan Auctioneers are delighted to bring to the market this gem of a property, overlooking the first fairway of the internationally renowned Seve Bellesteros designed championship golf course.

The duplex is located in a small private enclave of a gated community with all of the attendant services one would expect.

Elevated panoramic views from both front and south facing rear, enveloped by mature trees, shrubbery etc.

Due to its orientation, one can enjoy all day sunshine coupled with wonderful sunsets, at days end.

Gaze into the distance of Offaly/Kildare and the palatial splendour of Gandons Emo Court, topped off by the magnificent Slieve Bloom mountain range.

Finished to an exceptionally high standard offering c. 1,670 sq.ft. of light filled accommodation presented in showhouse condition.

Quaint village environment with Church, school, pub and restaurant.

UNIQUE SELLING POINT: Overlooks the first fairway and the accompanying stupendous views.

Golf Membership not mandatory but available.

ACCOMMODATION:

Entrance Hall 5.18m x 3.04m
Private door entry at first level by elevator. Spacious hallway leading off to first bedroom.

Bedroom 2 3.74m x 3.93m
with Sliderobes and separate walk in wardrobes.

Bathroom 1 1.82m x 1.85m
full size bathroom with Merlyn Shower.

Lounge/Diner/Kitchen 7.04m x 6.70m
Open plan room with 9' corniced ceilings.

Balcony 3.65m x 1.98m
Floor to ceiling sliding door leading to outdoor (south/west facing) covered terrace with balustrade.

UPSTAIRS:

Bedroom 1 5.79m x 3.71m
Upstairs to first return featuring a mirrored void landing and the main bedroom with double Velux windows to obtain maximum sunlight. Additional blackout Velux shades, super king bed and sliderobes.

Bathroom 2 3.50m x 2.43m
Jack & Jill ensuite featuring rolled bath, separate Merlyn shower, zoned electric underfloor heating and Velux window for ventilation/sunlight.

Reception Room 6.70m x 5.91m
Spacious upper lounge with floor to ceiling sliding door to a very private open terrace (3.65m x 1.98m) for those tranquil sundowners. This large room may also be configured as a third bedroom.

Attic Space
Additional floor space at attic level, which has Stira access and is floored/lighting.

Hotpress
with boiler (natural gas).

FEATURES:

- * BER B3
- * c. 1,670 sq. ft. of accommodation.
- * Decorated internally with Zoffany paint and wall paper.
- * 9ft. corniced ceilings and high skirting.
- * AEG German appliances.
- * Natural gas heating. (2 fireplaces), Summer - electric immersion.
- * EIR Fibre broadband and Sky TV.
- * Enhanced security features.
- * Private electric gated entrance.
- * Management fees of €2,000 p.a.
- * Centrally located with Portarlinton 6km, Portlaoise 23km, Kildare 19km, Newbridge 27km, Monasterevin 8km, all nearby for shopping, services, amenities.
- * Mainline rail 6km Portarlinton. M7 access at Junction 14/15 (10 mins.)
- * 5km walk available around golf course.
- * Adjacent to Luxurious Heritage Hotel and Spa.
- * Gym and spa membership available.

SERVICES:

Water and sewerage, bins, phone/TV, lift (from ground floor to property), communal garden, parking, alarm, Eir fibre broadband.

INCLUSIONS:

All appliances, blinds & carpets.

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