



**737 Ryder Cup Village,
K Club,
Straffan
Co. Kildare**

 **HUNTERS**
ESTATE AGENT

www.househunters.ie





For Sale by Private Treaty

Hunters Estate Agent are delighted to present this stunning duplex apartment in the heart of the prestigious K Club demesne. 737 Ryder Cup Village contains 117sq.m(1,260sq. ft) of generously proportioned accommodation set over two floors. All fixtures, fittings and furnishings are included in the sale ensuring a hassle free investment or new home.

737 Ryder Cup Village is presented in good condition. Accommodation briefly comprises an entrance hall with double height ceiling and sweeping staircase, reception rooms, kitchen, guest cloakroom and two large double bedrooms all with en-suite bathrooms. Outside the property is surrounded by generous gardens in both landscaping and lawn with ample parking.

The Ryder Cup Village is an exclusive development set in the old walled gardens of 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. There is also the excellent K Club Spa available to pamper residents. The M4 and N7 are both easily accessible providing direct access to Dublin and the rest of the country.

SPECIAL FEATURES

- Prestigious development.
- Fully furnished for turn key occupation.
- Gas fired central heating.
- Outside lawns and gardens maintained by Management Company.
- Regular security patrols.
- Ample parking.
- Good transport links.

ACCOMMODATION

HALL	4.52m(14'10") x 3.17m(10'5")	Slate floor, porthole window, understairs storage, recessed lighting and sweeping staircase rising to upper level.
CLOAKROOM	1.74m(5'9") x 1.38m(4'6")	Slate floor, sink, W.C. and towel radiator.
KITCHEN	3.60m(11'10") x 4.59m(15'1")	Built in yellow painted country style kitchen with slate floor, Ariston hob, Indesit oven, Indesit slimline dishwasher, Ariston fridge/freezer, Turbo extractor, Ariston microwave and granite counter top. Double doors leading to:-
LIVING/DINING ROOM	6.90m(22'8") x 4.02m(13'2")	Carpet, fire surround with gas fire, bay window with window seat, wooden blinds, lined curtains with pelmet and TV connection.

MASTER BEDROOM

Large double bedroom with carpet, wooden blinds, curtain with pelmet, recessed lighting, spacious built in wardrobes and French doors to Juliette balcony.

ENSUITE

4.02m(13'2") x 1.82m(6'0")

Sink, W.C., towel radiator, double shower enclosure, granite counter top, double ended bath, recessed lighting, tiled floor, mosaic tiled walls and medicine cabinet.

BEDROOM 2

7.65m(25'1") x 4.00m(13'1")

Large double bedroom with carpet, built in wardrobes, recessed lighting and bay window with window seat.

ENSUITE

Double shower enclosure, tiled floor and walls, W.C., sink, marble counter top, heated mirror and recessed lighting.





BER DETAILS

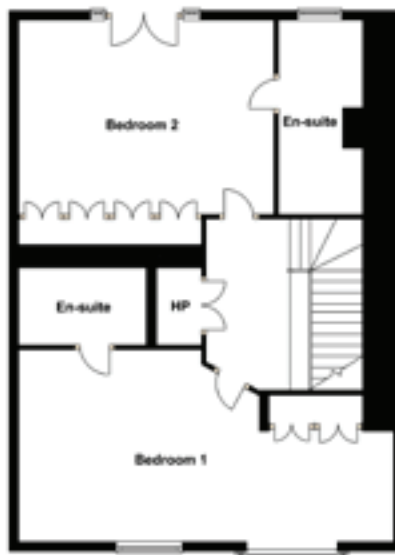
BER : C1
 BER Number: 101076446
 Energy Performance Indicator:
 154.31 (kWh/m²/yr)

PARKING

Ample parking in adjacent parking bays.

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.



FIRST LEVEL FLOOR PLAN

Not to scale

For identification purposes only.



GROUND FLOOR PLAN

Not to scale

For identification purposes only.

MANAGEMENT COMPANY

Keenan Property Management.
 Management fee: €3293.51(2013).

HUNTERS
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Terms and Conditions

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