

# For Sale

Asking Price: €380,000

**Sherry  
FitzGerald**  
O'Reilly



20 River Lawns,  
Killhill,  
Kill,  
Co. Kildare,  
W91 R6X4.

**BER C2**

[sherryfitz.ie](https://sherryfitz.ie)





Sherry FitzGerald O'Reilly are delighted to introduce you to 20 River Lawns, a 2 bedroomed semidetached dormer bungalow set in a quiet cul de sac in the heart of Kill Village. This beautifully presented home boasts stylish interiors and quality fixtures and fittings. The highlight is a stunning rear extension, which creates a bright, airy open plan kitchen, living, and dining area perfect for modern life.

River Lawns is named for the River Kill which flows alongside the estate through well maintained parkland. This home is perfectly positioned in the village, a stone's throw from all the local amenities. It is across the road from the park, secret garden and church and just a ten-minute walk to the school. It's a short stroll to the cafes, Gastropub, bars, playground, shops and local GAA Club. Beyond the village, the expansive Kerdiffstown Park offers scenic trails and playing fields, while the busy town of Naas, with its many shops, retail parks, leisure amenities, cinema, and theatre, is just a 10-minute drive away.

River Lawns is close to Junction 7 of the N7 and offers quick access to the Citywest or Red Cow Luas stops, the Commuter bus service and the rail link in Sallins.

The accommodation comprises – hallway, sitting room, kitchen/dining/living room, utility room, guest wc. Upstairs 2 double bedroom, one en-suite and family bathroom.



## Accommodation

**Entrance Hallway** 5.5m x 1.9m (18'1" x 6'3"): The bright Hallway features an oak floor, with carpet to the stairs and a composite front door.

**Sitting Room** 4.65m x 3.81m (15'3" x 12'6"): This is a generously proportioned reception room with front views. It features a cast iron fireplace with wooden surround and open fire. The floor is laid in classic oak and double doors lead to the kitchen.

**Kitchen/Dining/Living Room** 10.71m x 5.81m (35'2" x 19'1"): Extended in 2006, this room has been transformed into a bright, expansive kitchen/living/dining space. It is bathed in natural light from dual-aspect windows, French doors, and overhead Velux windows, and is the perfect spot for relaxation and entertaining. The room features warm oak flooring, transitioning to practical tiling in the kitchen area. The kitchen is fitted with walnut shaker-style cabinets and drawers, including a carousel unit and a built-in wine rack. A peninsula provides seating for casual dining and additional storage. The quality integrated appliances include a ceramic hob, double oven, microwave, dishwasher, and fridge freezer.

**Utility Room** 2.21m x 1.51m (7'3" x 4'11"): The utility is plumbed for a washing machine and a tumble dryer. It has a tile floor and door to the garden.

**Guest WC** 1.72m x 0.77m (5'8" x 2'6"): The guest wc includes a modern suite of low-profile wc and a vanity unit, with porcelain tile floor and wall with a colourful tile splash back.

**Upstairs - Landing** 2.345m x 1.28m (7'8" x 4'2"): The landing is floored in carpet and has a hotpress off. Stairs lead to the attic.

**Bedroom 1** 3.86m x 3.82m (12'8" x 12'6"): A spacious double to front, bedroom 1 has a carpet floor and a selection of fitted wardrobes.

**En-Suite** 2.34m x 1.9m (7'8" x 6'3"): The en-suite comprises a contemporary suite of wc, vanity unit and shower cabinet with electric pumped shower with rainfall head. With colourful tiling to the shower, tile walls and floor.

**Bedroom 2** 4.18m x 3.75m (13'9" x 12'4"): This is a generous double with rear view, carpet floor and fitted wardrobes.

**Bathroom** 2.22m x 1.95m (7'3" x 6'5"): The family bathroom features porcelain tiling to wall, floor and bath, and is fitted with a wall hung vanity, wc and double ended bath with overhead shower.

**Attic** 3.52m x 3.1m (11'7" x 10'2"): The attic has been converted for storage and is accessed by ladder stairs. It has warm pine panelled walls, lighting, sockets, Velux window and pine floor.

**Outside** To front the garden is in lawn, with hedging all around, with space for two cars in the drive. Double gates to the side bring you to the garden, which is laid in lawn, with new wooden fencing to the back walls.



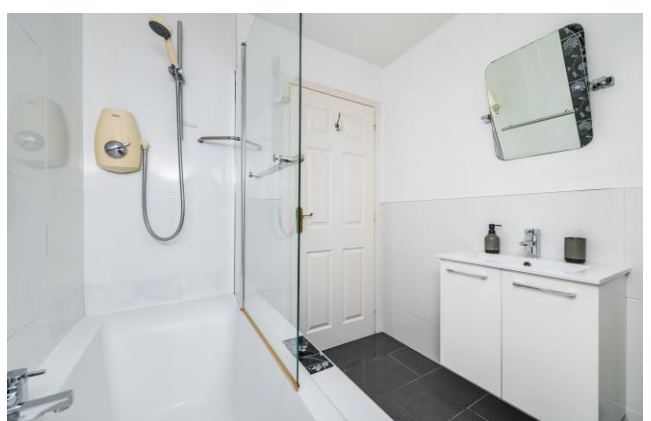
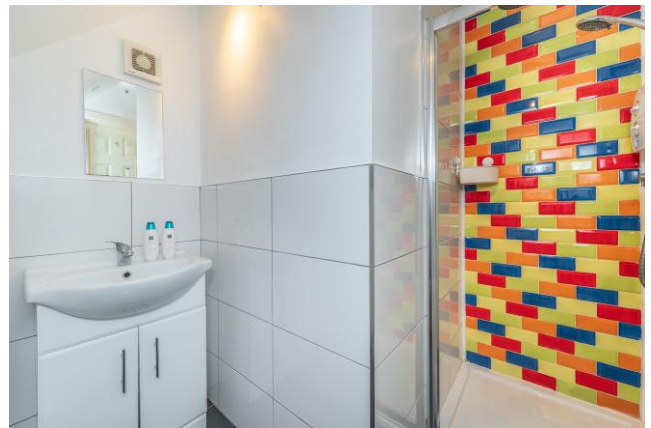




### Special Features & Services

- Beautifully presented home.
- Built 1992 and extended 2006
- Extends to 130m<sup>2</sup> approximately.
- Quiet cul de sac setting in the centre of Kill village
- Upvc double glazed windows and composite front door.
- Gas fired central heating with Nest controls for remote access.
- Upvc soffit and fascia.
- Alarm system.
- Contemporary bathrooms.
- All curtains, blinds and lights included.
- All listed kitchen appliances included.
- Part re-felted roof.
- Attic converted with ladder stairs access.
- Short walk to all amenities - shops, school, sporting facilities and award-winning restaurants and bars.
- Easy access to M7/N7, with the Red Cow Luas just 20 minutes away and 126 Bus stop in the village.
- 10 minutes' drive to Naas town with its array of shops, bars, restaurants, theatre, schools, hospital, cinema and many sporting facilities.

**BER** BER C2, BER No. 106310519







#### NEGOTIATOR

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#### DIRECTIONS

From the N7, take junction 7 and follow the signs into Kill. Go straight at the roundabout then take the 4th left turn onto River Lawns. Follow the road around to the right, and right again, into the cul de sac. Number 20 will be on the left-hand side.

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