

# For Sale

Asking Price: €495,000

Sherry  
FitzGerald  
O'Reilly



6 The Park,  
Earl's Court,  
Kill,  
Co. Kildare,  
W91 K8X2.

BER C2

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



Sherry FitzGerald O'Reilly welcome you to 6 The Park, Earls Court, a spacious 4 bedrooomed detached home in a cul -de-sac setting overlooking a generous green area. This well maintained home offers much for the growing family, with generously proportioned accommodation complemented by a large sunny garden.

Earls Court is conveniently situated just a short walk from the heart of Kill Village with its shops, cafes, pubs, restaurant, GAA and school. It is also just ten minutes drive to Naas town with its array of restaurants, bars, boutiques, supermarkets, schools, and hospital.

This property is perfectly located for the commuter, offering easy access to the M7/N7 motorway, the Citywest Luas stop, the commuter bus service and the rail link in Sallins.

Accommodation in this fine property comprises entrance hallway, living /dining room, kitchen, utility/guest wc. Upstairs there are four bedrooms (1 en-suite) and a family bathroom.





## Accommodation

**Entrance Hallway** 5.77m x 1.84m (18'11" x 6'): The entrance hallway is a bright space with carpet to floor and stairs.

**Living / Dining Room** 9.57m x 3.8m (31'5" x 12'6"): This is a very generous light filled room of dual aspect. It features a granite fireplace with oak surround and inset gas fire. To the rear sliding doors lead to the patio. It has a carpet floor.

**Kitchen** 4.93m x 2.84m (16'2" x 9'4"): The kitchen is a lovely bright space of triple aspect. It is fitted with a range of oak cabinets and includes integrated fridge freezer, dishwasher, oven and 5 ring gas hob. The floor and splashback are tiled in attractive porcelain tile.

**Guest WC/Utility** 2.11m x 1.53m (6'11" x 5'): The clever combination of utility and guest wc offers a washing machine and tumble dryer with worktop, Wc and washbasin with a porcelain tile floor.

## Upstairs

**Landing** 4m x 2.23m (13'1" x 7'4"): The landing has a carpet floor, hotpress off and attic access.

**Bedroom 1** This is a large double room overlooking the green. It has a carpet floor and a selection of fitted wardrobes.

**Ensuite** 2.46m x 1m (8'1" x 3'3"): The ensuite comprises a wc, wash hand basin and shower unit with electric shower with lovely porcelain tiles to floor and walls.

**Bedroom 2** 3m x 3m (9'10" x 9'10"): To the rear of the house, this is a spacious double room with carpet floor, quality fitted wardrobes and dressing table.

**Bedroom 3** 3m x 2.7m (9'10" x 8'10"): This is a roomy double to rear with fitted wardrobe and dressing table

**Bedroom 4** 3.26m x 2.2m (10'8" x 7'3"): Bedroom four is a single room to front with fitted wardrobe and shelving.

**Family Bathroom** 2.11m x 1.66m (6'11" x 5'5"): The fully tiled bathroom combines wc, wash basin and bath with overhead electric shower.

**Outside** To front the driveway offers off-street parking for two cars.

To the rear, the sunny southeast facing garden is in lawn with a paved patio. A blank canvas, it is ready for landscaping. With gated side access on both sides and wooden shed.





#### Special Features & Services

- Extends to a generous 112m<sup>2</sup> of accommodation.
- Located in a much sought after estate.
- Spacious family friendly accommodation.
- Gas fired central heating.
- Double glazed uPVC windows.
- Freshly painted throughout.
- Lovely green area to front.
- Low maintenance exterior finish.
- Off-street parking for 3 cars.
- Sunny south east facing rear garden.
- Easy access to M7/N7 and the Sallins Train Station.
- Just 15 minutes' drive to Citywest Luas stop.
- Just a few minutes walk to the bus stop offering services to Dublin, Kildare and beyond.
- A short stroll to the heart of the village with its selection of shops, restaurants and bars.
- Short walk to local primary school.

**BER** BER C2, BER No. 101381531.









#### NEGOTIATOR

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#### DIRECTIONS

From the N7 take exit 7 for Kill. On the roundabout follow the sign for Kill. At the next roundabout take the second exit. Follow the road 700m into Kill. At the mini roundabout, take the left into Earls Court. Take the first right turn at the green area, and number 6 will be the last house on your left.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.  
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