





**Detached Residence |**  
**| No. 13 Killashee View |**  
**Kilcullen Rd | Naas |**  
**Co. Kildare | W91 Y9HE |**

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## Fos Sale By Private Treaty

### LOCATION:

Killashee View is a highly sought after estate of prestigious detached homes in the most convenient location. This exceptional family home is situated close to the vibrant Naas town with its array of boutiques, restaurants, bars and many leisure amenities. It is within easy walking distance of many schools and the Killashee House hotel, spa and leisure centre is just a few minutes walk away. For the commuter Killashee View is just off the outer ring road, just a short drive to the N7/M7 Junctions 9a or 10 and the Arrow Rail Station is close by in Sallins serving Heuston Station and the Docklands. Local amenities include GAA, soccer, rugby, horse riding, hockey, athletics, swimming, tennis, golf, leisure centres and racing in Naas, Punchestown and The Curragh.



## DESCRIPTION:

No. 13 Killashee View is an attractive red brick and granite stone, four bedroom family home in excellent condition. A home of distinction with many reception rooms and spacious accommodation. On entering you are instantly greeted by a welcoming hallway, the formal sitting room through double doors is on your left with marble fireplace and bay window. The study/home office is located to your right. There is country style fitted kitchen with gas fired Aga Cooker and sliding patio doors to gardens. Double doors lead to a dining room but this could also be used as a second living room as it also houses a marble fireplace with gas fire insert. The utility room off the kitchen is the perfect space for a growing family. There is a double bedroom on the ground floor and a separate W.C. This could also serve as a second self contained office space for today`s modern lifestyle. Upstairs there are three double bedrooms with two of the bedrooms being en-suite. A family bathroom completes the accommodation. Outside the rear garden is walled for privacy and has a lovely sunny aspect. It has a raised decking to the rear and also a barna shed for Storage. At the front of the house, there is a cobble-lock drive with ample parking, and access to both sides of the house.



## ACCOMMODATION:

<b>HALLWAY</b>	3.06m x 6.86m	With W.C. & W.H.B. off.
<b>DINNING ROOM</b>	4.76m x 5.82m	With feature fireplace, solid wood flooring & large bay window.
<b>OFFICE</b>	2.50m x 3.30m	
<b>STUDY ROOM</b>	3.25m x 2.90m	
<b>LIVING ROOM</b>	4.91m x 4.43m	With feature fireplace & door to decking / garden area.
<b>KITCHEN</b>	4.60m x 4.60m	With fitted double doors to garden.





**UTILITY** 1.50m x 3.16m

**UPSTAIRS**

**BEDROOM 1** 3.43m x 2.82m

**BEDROOM 2** 4.30m x 3.65m

**BATHROOM** 4.03m x 3.65m

**BEDROOM 3** 3.45m x 4.95m

With En-Suite shower, W.C & W.H.B.

With en-suite shower, W.C & W.H.B.

With built in wardrobe & en-suite shower, W.C & W.H.B.







**SELLING AGENT:**

J.P. & M. Doyle,  
Main Street, Blessington, Co.  
Wicklow.

Price Region:

€595,000

BER:

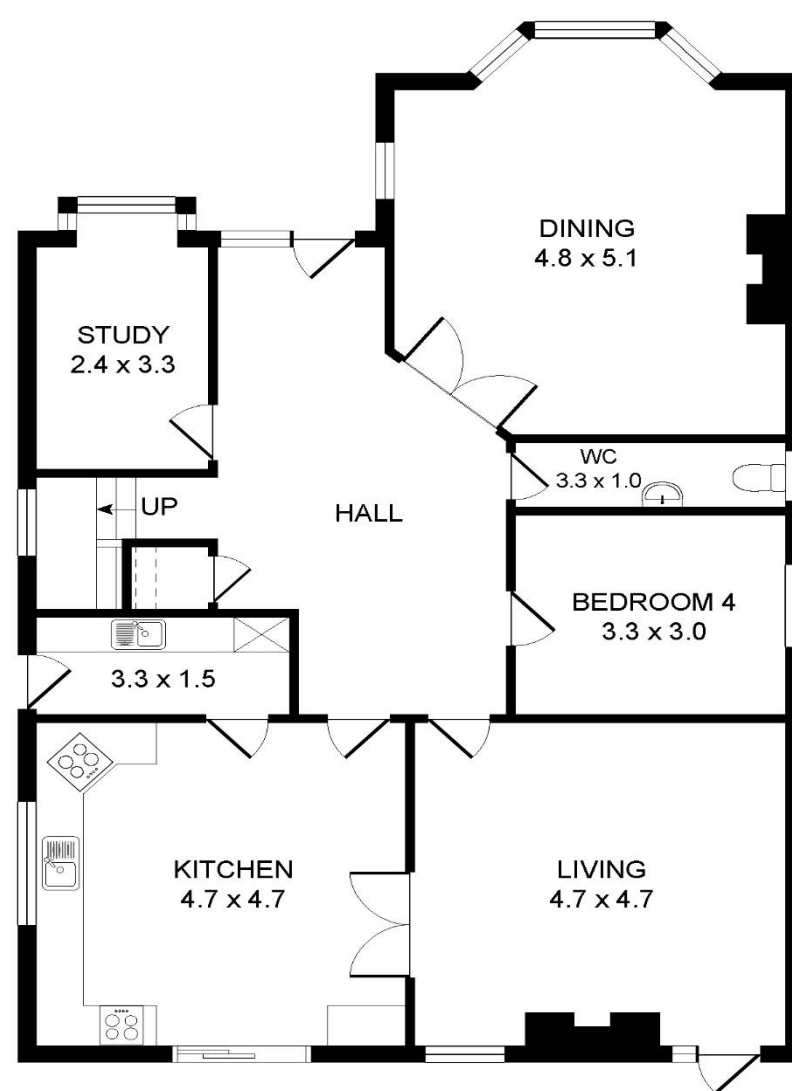
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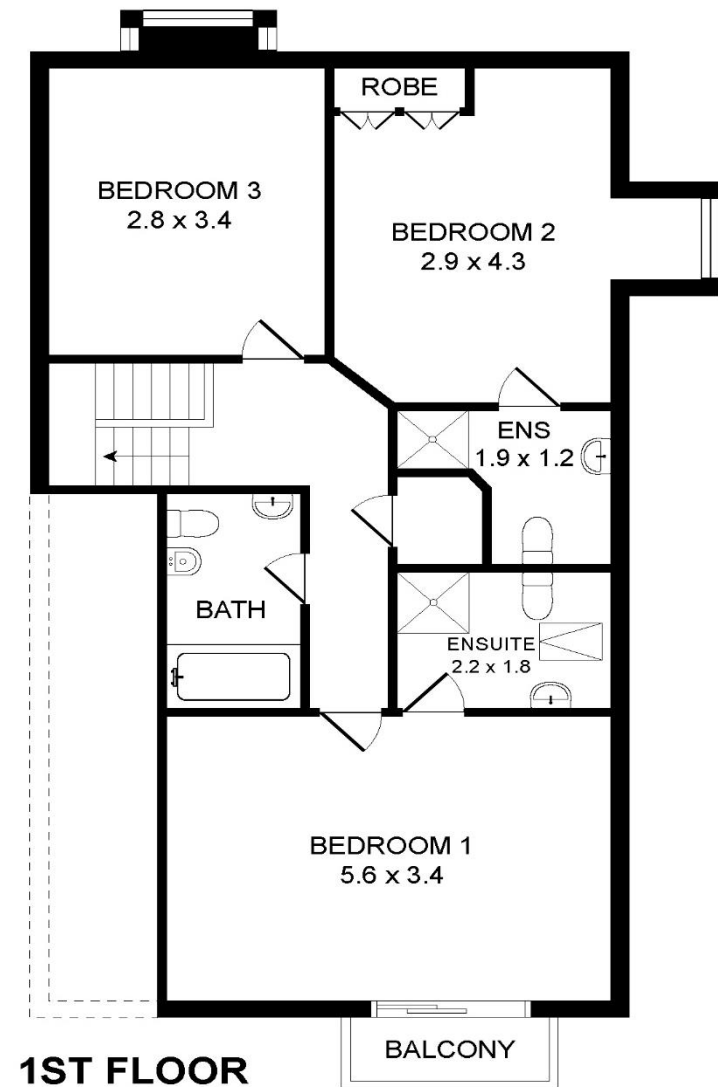
(045) 865 568

Email:

Blessington@jpmdoyle.ie



**GROUND FLOOR**



**1ST FLOOR**

**OUTSIDE/FEATURES:**

Cobble-lock front drive. 2 x side entrance. Large garden with sunny aspect. Raised decking. Barna shed. Gas fired central heating. Gas Aga Cooker. Granite work tops. 2 en-suite bedrooms. Alarmed.



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