



**IMMACULATE ENERGY EFFICIENT EXTENDED RESIDENCE IN A SMALL CENTRALLY  
LOCATED DEVELOPMENT**



**16 The Mews, Whitethorn Grove, Kill, Naas, Co. Kildare, W91 H3V7**

**GUIDE PRICE: € 300,000**



**PSRA Reg. No. 001536**

**16 The Mews, Whitethorn Grove, Kill, Naas,  
Co. Kildare, W91 H3V7**

**FEATURES:**

- \* c. 105 sq.m./1,130 sq.ft. of accommodation
- \* "Climote" heating system
- \* Cobble loc drive
- \* Built 2013 - Extended 2017
- \* Cul de sac - semi circle of 18 houses
- \* Brick/monocouche finish
- \* PVC fascia/soffits
- \* PVC double glazed windows
- \* Broadband
- \* Gas fuel central heating
- \* Oak internal doors downstairs
- \* Home office / Studio

**DESCRIPTION:**

This superb, modern 2 bedroom property comes to the market in immaculate condition throughout. It benefits from spacious accommodation (approx. 1,130 sq.ft. / 105 sq.m.) and is finished to an excellent standard. The property was recently extended to the rear and also has the benefit of a self-contained home office in the garden.

Whitethorn Grove is a small, centrally located development in the centre of Kill within walking distance of all local amenities including shops, school, restaurants, pubs, GAA club and Bus Route.

Kill is very well positioned, just off the M7. Sallins Train Station is within a short drive and the nearby Town of Naas (Approx 6km) offers a huge range of amenities and employment opportunities. The Red Cow Luas and M50 are both less than a 20 minute drive from the subject property.

**ACCOMMODATION:**

Entrance Hall: 5.33m x 2.00m  
Tiled floor, understairs storage.

Toilet:  
w.c., w.h.b., tiled floor.

Living Area: 3.90m x 4.77m  
Inset stove, coving, laminate floor.

Dining Area: 4m x 3.68m  
With laminate floor and patio doors to rear.

Kitchen: 2.65m x 5.32m  
Tiled floor, high gloss built in ground and eye level presses, gas hob, electric oven, extractor, tiled surround, Neff integrated dishwasher, stainless steel sink, fridge freezer.

**UPSTAIRS**

Hotpress:

Bedroom 1: 3.63m x 3.13m  
Laminate floor, built in wardrobe.

En-Suite:  
w.c., w.h.b., corner shower, tiled floor.

Bathroom:  
Bath, with shower attachment, w.c., w.h.b, tiled floor, heated towel rail.

Bedroom 2: 4.75m x 3.30m  
Laminate floor, built in wardrobe.

Home Office/Studio: 2.62m x 4.40m & 1.55m x 1.42m  
French doors, laminate floor.

Garden Shed:  
With electricity.

**OUTSIDE:**

2 x paved patio areas, rear garden with gravel pathway, outside socket, garden shed and home office/studio.

**SERVICES:**

Mains water, mains drainage, refuse collection, gas fired central heating.

**INCLUSIONS:**

Dishwasher, fridge freezer, oven, hob, extractor, carpets, blinds.

**SOLICITOR:**

O'Connor McCormack Sols., 16 South Main Street, Naas, Co. Kildare

**BER: B1**

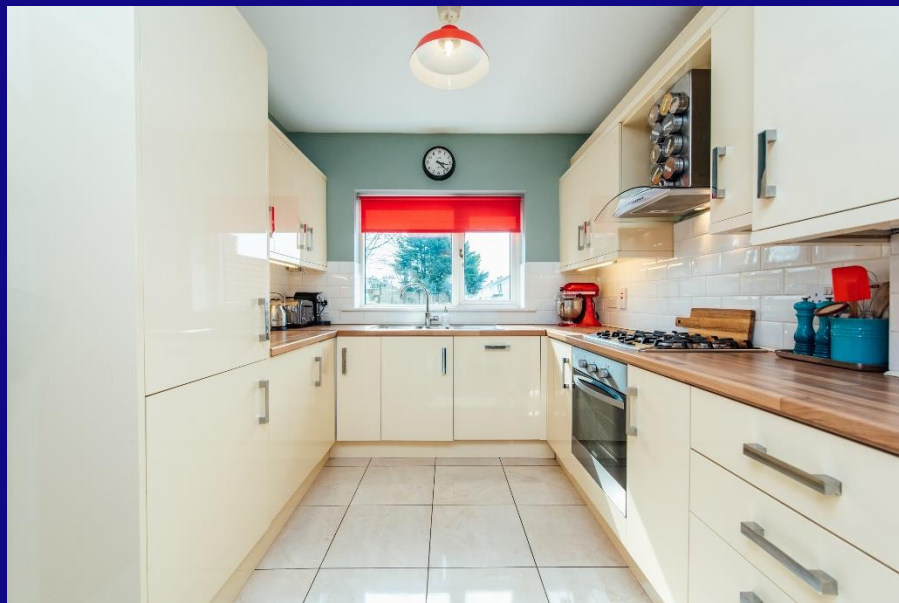
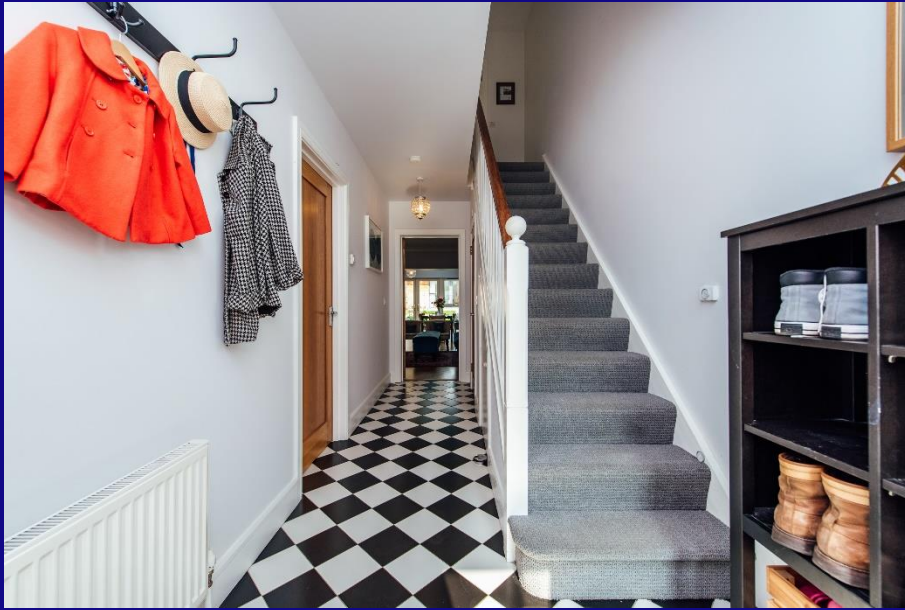
**BER NO: 105639074**

**CONTACT:**

**Mark Neylon**

M: 085 1226720 T: 045-433550

E: mark@jordancs.ie





**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2022. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.