



# Three Bedroom Duplex Apartment

91 Embassy Manor, Kill, Co. Kildare, W91 HY96.



3



2



111.5 sq.m



(045) 865 568



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

For Sale by Private Treaty

**LOCATION:**

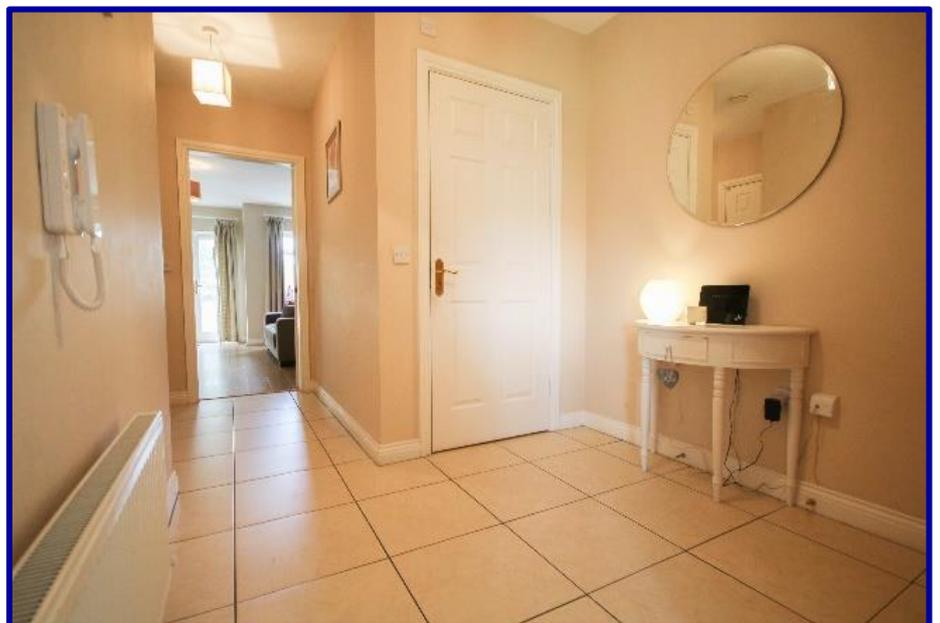
This three-bedroom property is perfectly positioned overlooking a large green area in the much sought after Embassy Manor development. Embassy Manor is conveniently located on the outskirts of the award-winning village of Kill adjacent to the grounds of Kill GAA Club and close to all the amenities that this quaint village has to offer such as pharmacy, shops, bar/restaurants, church & sporting facilities. For the commuter a regular busservice serves Dublin and Surrounds, The Arrow train service is available from Sallins and the Luas from Citywest. The N7 will take you to the M50 in under fifteen minutes.

**DESCRIPTION:**

Spacious, three-bedroom two storey duplex extending to c. 111.5sq.mt/ 1200sq.ft. No. 91 is a cleverly designed property with generous living and sleeping accommodation. The kitchen is laid out to the front and the living room at the back has sliding patio doors to a private balcony with a sunny rear aspect. Upstairs the bedrooms are all a good size with fitted wardrobes in every room and the master bedroom having its own en-suite. This property is in very good condition and pleasantly decorated. Outside the property boasts a large green area and communal parking.

**ACCOMMODATION:**

Entrance Hall:	4.15m x 2.31m.	With tiled floor, guest W.C. & understairs storage.
W.C.:	1.91m x 1.31m.	With W.C. & W.H.B. Tiled floor.



**Living Room:** 5.11m x 4.84m. With fireplace with gas insert, wooden flooring & double doors to balcony.

**Kitchen:** 5.14m x 3.64m. With fitted kitchen units, oven & hob. Intergrated dishwasher. Understairs washing machine & fridge/freezer.

### UPSTAIRS

**Landing:** With hotpress.

**Bedroom 1:** 5.23m x 2.09m

**Bedroom 2:** 4.82m x 2.69m. With fitted wardrobe.

**Bathroom:** 2.34m x 1.82m. With bath with glass shower screen, W.C. & W.H.B. Tiled floor & part tiled walls.

**Bedroom 3:** 4.84m x 3.96m With fitted wardrobe & En-Suite.

**En-Suite:** 1.68m x 1.68m. With shower, W.C. & W.H.B. Tiled floor & part tiled walls.



## FEATURES

- Large Duplex overlooking green area.
- Private Balcony off living room.
- Large guest WC.
- Gas fired central heating.
- B2 Energy Rating
- Communal refuse area
- Communal Parking.
- Conveniently located.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B2 (115390486)**

**PRICE REGION:**

**€295,000**

**MANAGEMENT FEES:**

**€1,400 PA**



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**DOYLE**

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