

# For Sale

Asking Price: €380,000

Sherry  
FitzGerald  
O'Reilly



32 The Court,  
Newtown Manor,  
Kill, Co. Kildare,  
W91 W602.

BER C2

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



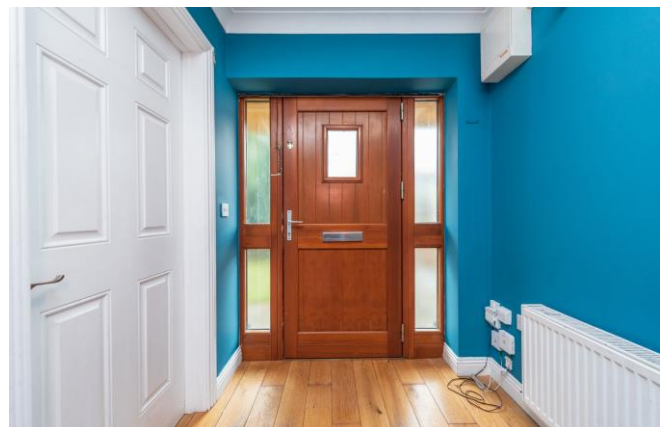


Sherry FitzGerald O'Reilly are delighted to welcome you to 32 The Court, a spacious 3 bedroomed semi-detached home, set in a popular estate in Kill Village. This home offers so much for the growing family, with generously proportioned accommodation complemented by a spacious rear garden. Newtown Manor is a family friendly estate, renowned for its large green spaces.

Kill is a close-knit community, a thriving 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, retail parks, cinema, theatre and hospital.

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

Accommodation in this superb property comprises entrance hall, sitting room, kitchen/dining room, utility room, guest wc. Upstairs – three bedrooms (one en-suite) and family bathroom.



## Accommodation

**Hallway** 4.92m x 1.76m (16'2" x 5'9"): The welcoming hallway is floored in oak, with carpet to stairs and under stairs storage.

**Sitting Room** 4.61m x 3.19m (15'1" x 10'6"): This is a spacious, comfortable room with an impressive fireplace of marble and cast iron with a granite hearth. The oak floor runs through the double doors to the dining area.

**Dining Area** 5.1m x 3.76m (16'9" x 12'4"): This is a light filled space of dual aspect. From the dining area, French doors lead to the patio outside.

**Kitchen** 3.4m x 2.68m (11'2" x 8'10"): The kitchen is fitted with a range of oak Shaker style cabinets and includes a gas hob, oven and dishwasher. It has an attractive tile splashback and a tile floor.

**Utility Room** 1.35m x 1.35m (4'5" x 4'5"): The utility is fitted with a worktop, extractor, gas boiler, washing machine and tumble dryer.

**Guest WC** 2.27m x 1.35m (7'5" x 4'5"): With wc, wash basin, extractor and tile floor.

## Upstairs

**Landing** 2.79m x 1.355m (9'2" x 4'5"): The landing has a carpet floor, attic access and hot-press off.

**Bedroom 1** 4.66m x 3.11m (15'3" x 10'2"): This is a large double room overlooking the rear garden. It has built in wardrobes and a laminate oak floor.

**En-Suite** 1.88m x 1.4m (6'2" x 4'7"): The en-suite includes wc, whb and corner shower unit with both mains fed shower and Mira electric shower.

**Bedroom 2** 3.82m x 2.77m (12'6" x 9'1"): To the front of the house, this spacious double room has built- in wardrobes and an oak laminate floor.

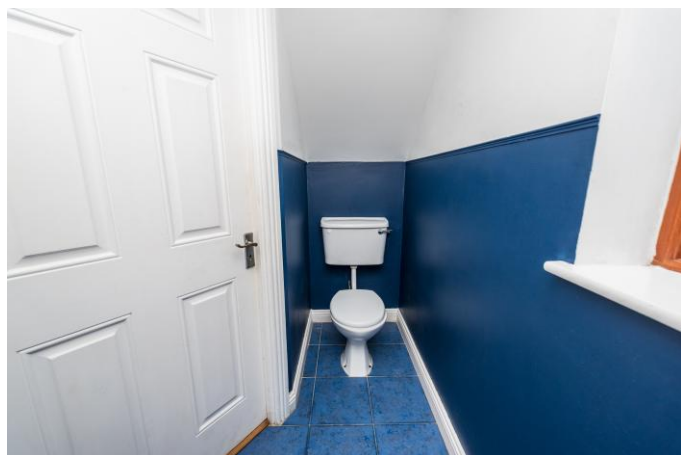
**Bedroom 3** 2.73m x 2.23m (8'11" x 7'4"): This is a single room to front with carpet floor, fitted wardrobe and shelving.

**Family/Bathroom** 2.24m x 1.88m (7'4" x 6'2"): The main bathroom features a corner bath, with wash basin and wc. The surrounds are tiled and the floor laid with linoleum.

**Outside** To front the garden is in lawn with a cherry tree and evergreens. There is off-street parking for one car. To the rear, the large garden is in lawn, with a concrete patio and a wooden shed.



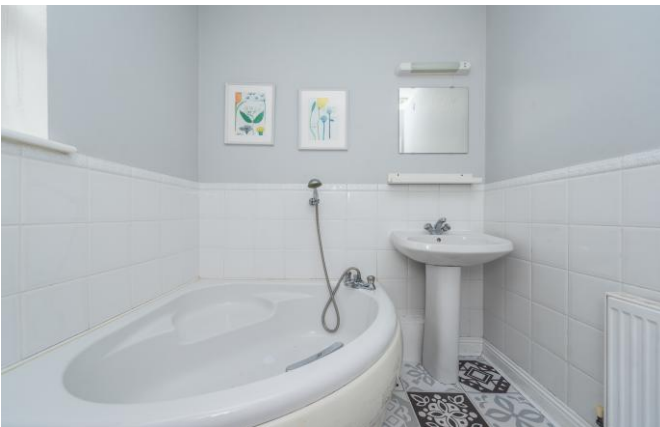




#### Special Features & Services

- Built circa 2005.
- Extends to 98m<sup>2</sup> of accommodation.
- Spacious family friendly accommodation.
- Gas fired central heating.
- Double glazed hardwood windows.
- Off-street parking.
- All curtains, blinds, appliances and light fittings included.
- Upvc soffits and fascia.
- Large rear garden in lawn.
- Low maintenance exterior finish of redbrick, granite quoins and sills, with dash to rear.
- Short walk to Kill Village with its school, shops, sporting facilities and award-winning restaurants and bars.
- Easy access to M7/N7, with the Red Cow Luas just 15 minutes away, and 126 Bus stop in the village.

**BER** BER C2, BER No. 118023993







#### NEGOTIATOR

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#### DIRECTIONS

From Kill Village Main Street, after passing Kill Pharmacy on the left, take the next right and continue on this road for 600m, taking a right turn onto Oldtown Lawns and then the next turn into Newtown Manor. Take a right turn then the next left onto the Court, pass the green area and number 32 will be on your right-hand side.

**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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