

For Sale

Asking Price: €320,000

Sherry
FitzGerald
O'Reilly



2 Whitethorn Grove,
Kill,
Co. Kildare,
W91 C9K2.

BER D2

sherryfitz.ie

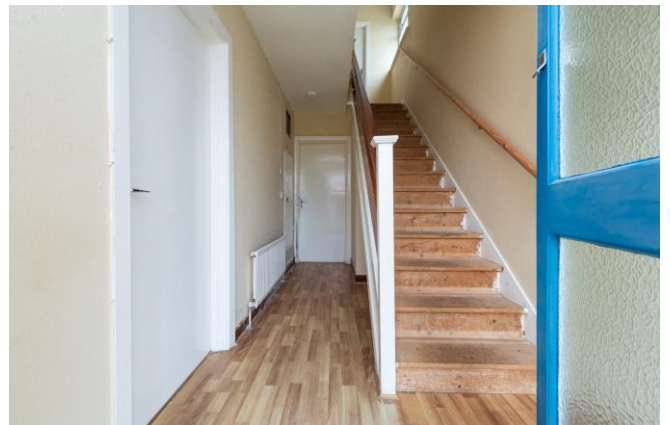


Sherry FitzGerald O'Reilly are pleased to bring you 2 Whitethorn Grove, a 3 bedroomed semi detached home, very centrally located in Kill Village. It is just a short stroll from here to all the amenities Kill has to offer, its shops, cafes, pubs, restaurant, GAA and school. It is also just ten minutes' 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.

This home is in need of some modernisation but electrical updates have been completed. With a large side entrance and a spacious back garden, there is a possibility for extensions to the side and rear (subject to pp).

Accommodation briefly comprises porch, hallway, sitting/dining room, kitchen. Upstairs landing, 3 bedrooms, one bathroom. Garage.



Accommodation

Porch 1.59m x 0.6m (5'3" x 2'): With tiled floor.

Hallway 4m x 1.77m (13'1" x 5'10"): The hallway has a laminate oak floor and boiler room off.

Sitting/Dining Room 7.88m x 3.54m (25'10" x 11'7"): This is a sizeable room of dual aspect to front and rear. It has an oak laminate floor and tile fireplace.

Kitchen 3.21m x 2.65m (10'6" x 8'8"): The kitchen is fitted with storage cabinets and sink and a walk in storage press (1m x 0.7m). It has a tile floor and walls with outer door to driveway.



Upstairs

Landing 3.27m x 2m (10'9" x 6'7"): With hotpress off and attic access.

Bathroom 2.06m x 2.06m (6'9" x 6'9"): The bathroom is fully tiled and includes bath, wc, extractor, wash basin and is wired for electric shower.

Bedroom 1 3.58m x 3.26m (11'9" x 10'8"): Overlooking the rear garden, this double bedroom is fitted with built in wardrobes and dressing table.

Bedroom 2 3.67m x 3.26m (12' x 10'8"): This is a double bedroom to front with fitted wardrobe.

Bedroom 3 2.6m x 2.5m (8'6" x 8'2"): With front aspect, this is a single bedroom.



Outside

Garage 5.3m x 2.36m (17'5" x 7'9"): Block built garage with side door and up and over door to front.

Gardens The front garden is in lawn with beds of hydrangea and hypericum. The driveway can accommodate 3 cars off-street. The back garden is not overlooked to rear. It has a large paved patio and is in lawn and surrounded by hedging and trees.





Special Features & Services

- Built circa 1976.
- Extends to 87m² approximately.
- Oil fired central heating.
- uPvc double glazed windows.
- Extra external insulation.
- Electrical updates completed – including TV points and wired for WiFi. Wired for electric shower.
- Large garden to rear with paved patio, not overlooked.
- Block built garage with electricity to rear.
- Spacious off street parking.
- uPvc soffit and fascia.
- Unoccupied for over two years – possible grant.
- Close to neighbourhood green area.
- Just 15 minutes' drive to Citywest Luas stop.
- Just a few minutes' walk to the bus stop offering services to Dublin, Kildare and beyond.
- In the heart of the village with its selection of shops, restaurants, bar, church and GAA.
- Short walk to local Primary school.
- Three minute drive to the N7 junction 7.



BER BER D2, BER No. 112509112





NEGOTIATOR

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DIRECTIONS

Exit the N7 at Junction 7 Kill and enter Kill Village, driving on to Main Street. Pass the Eurospar, the Dew Drop Inn and Sunny Laundrette. Pass St Bridget Terrace and take the next right turn. It will be the second house on the 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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