



120 Glendara, Kill, Co. Kildare, W91 K81V.

BER B3

**Sherry
FitzGerald**
O'Reilly

***120 Glendara,
Kill,
Co. Kildare,
W91 K81V.***

***A spacious four bedroomed
semi-detached home with attic
conversion!***

Asking Price €505,000

For Sale by Private Treaty

***Viewing strictly by
appointment***

***Selling agents
Sherry FitzGerald O'Reilly***

***Phone 045 866466
info@sfor.ie***



Sherry FitzGerald O'Reilly are delighted to welcome you to 120 Glendara, a spacious four bedroomed semi-detached home with attic conversion, set in a mature estate in Kill Village. This home offers so much for the growing family, with generously proportioned, light filled accommodation complemented by a spacious south facing rear garden. The current owners have continuously improved and expanded the home over the years, with a rear extension, attic conversion, garage conversion, internal insulation and more recently, new uPvc triple glazed windows and re-modelled rear garden.

Glendara is just a few minutes' walk from the centre of Kill, a close knit community and 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 Citywest Luas stop, the commuter bus service (126) and the rail link in Sallins.

Accommodation in this fine property comprises entrance hallway, sitting room, study, family /dining room, kitchen, pantry and wc. Floor 1 - four double bedrooms (1 en-suite) and a family bathroom. Floor 2 – Attic room with en-suite. Outside – utility shed, metal shed.

Accommodation

Hallway 7.4m x 1.87m (24'3" x 6'2"): The welcoming hallway boasts a new composite front door. To front it is floored in French oak, with carpet towards the rear. Understairs storage press (1.5m x 0.78m).

Sitting Room 7.84m x 3.4m (25'9" x 11'2"): This light-filled room boasts a dual-aspect design, with large windows overlooking the front and French doors opening onto the new patio. It features a bespoke oak fireplace, with cast iron and tile, and underfoot is a solid French oak floor.



Study 4.57m x 2.43m (15' x 8'): Currently used as a study, this is a versatile room to front, with carpet floor.

Kitchen 4.64m x 3m (15'3" x 9'10"): The kitchen features elegant cream cabinets with warm oak accents, complemented by a sleek granite worktop, undermount sink and stylish tile splashback. A pull-out pantry press offers added storage. The kitchen includes high-quality appliances, the double oven, 5-ring gas hob, integrated dishwasher, and fridge. The striking floor is by Karndean flooring, with a mosaic effect and centre feature.



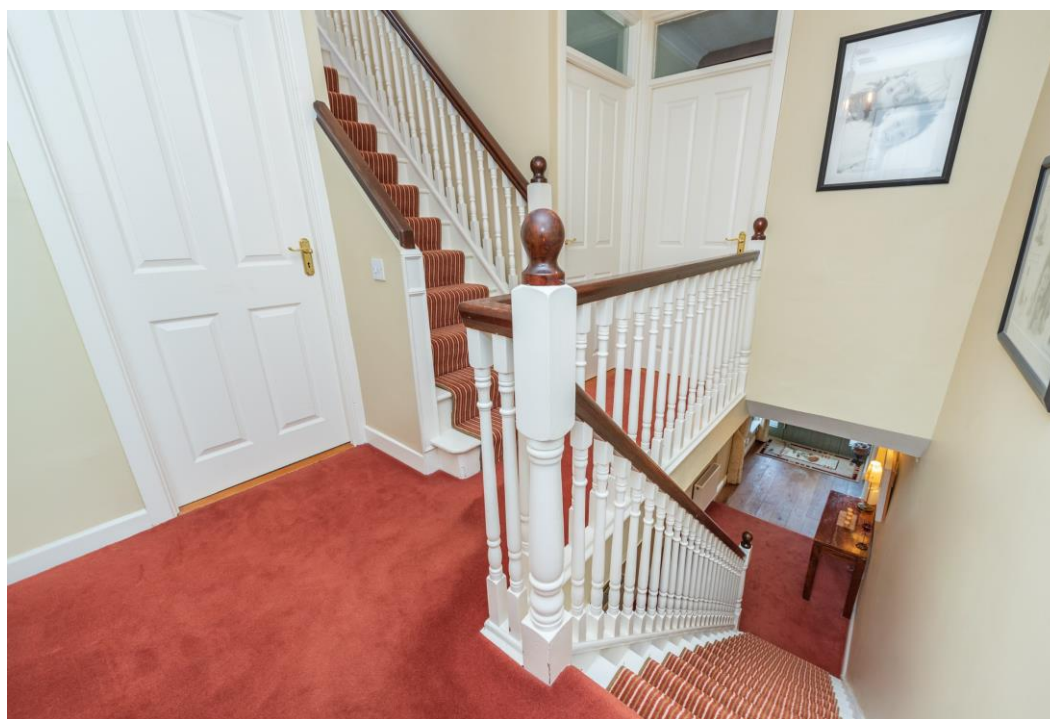


Dining Room/Family Room 4.76m x 4.51m (15'7" x 14'10"): An archway leads from the kitchen to the dining room, which was added to this home in 2003. It is a very bright space with windows overlooking the garden and 4.76m x 4.51m Ve lux windows overhead. It features a solid oak floor and fitted bookcases.

Pantry 2.19m x 1.65m (7'2" x 5'5"): The pantry room is fitted with lots of shelving, storage presses, worktop and sink, with a Karndeian tile floor

WC 2.3m x 0.67m (7'7" x 2'2"): With a 2 in 1 wash basin and toilet.





Floor 1

Landing 3.36m x 2.48m (11' x 8'2"): With carpet to floor.

Family Bathroom 2.48m x 1.677m (8'2" x 5'6"): The bathroom comprises bath, wc, and wash basin and is completed with tiling to floor and surrounds.

Bedroom 1 4.66m x 3m (15'3" x 9'10"): This large double bedroom at the front of the house includes a range of Sliderobes.

En-Suite 2.6m x 1.63m (8'6" x 5'4"): The en-suite is fitted with wc, wash basin, and quadrant shower unit with Mira electric shower. With tile floor and surrounds and a roomy storage press.

Bedroom 2 3.34m x 3.5m (10'11" x 11'6"): This is a generous double bedroom to front with carpet floor and hotpress off.

Bedroom 3 3.83m x 2.85m (12'7" x 9'4"): Bedroom 3 is a double room with rear view, fitted wardrobe and laminate oak floor.

Bedroom 4 2.84m x 2.56m (9'4" x 8'5"): This is another double room, with a carpet floor and rear aspect.





Floor 2 - Attic Room 6.9m x 3.86m (22'8" x 12'8"): This generously sized attic was converted in 2008 and features a solid oak floor, Velux windows, and access to the eaves.

En-Suite 1.62m x 1.07m (5'4" x 3'6"): This stylish en-suite boasts attractive tiles to the walls and floor, complemented by a low-profile wc and vanity unit, spacious shower and heated towel rail. A large Velux window provides ample natural light.

Outside - Utility 3.05m x 1.26m (10' x 4'2"): Just outside the back door is this block built Utility shed. It is plumbed for washing machine and dryer and equipped with a freezer and lots of storage cupboards.

Metal Shed 2.9m x 2.5m (9'6" x 8'2"): With shelving and loft storage.

Gardens The south facing rear garden has been thoughtfully redesigned to include raised beds filled with a variety of plants, including alpines, climbers, heather, and rhododendrons. The gardens boast two patios and paths created in blue limestone. The large patio outside the Sitting room doors is perfect for outdoor entertaining, lined with stone-faced beds filled with lavender and heather. There is gated side access and a small green house.



Special Features & Services

- Built 1980s and since extended.
- Extends to a generous 203m² of accommodation.
- Located in a mature estate.
- Spacious family friendly accommodation
- Oil fired central heating with Climote controls.
- Triple glazed uPVC windows.
- Extra internal insulation added.
- Fitted alarm system and Ring doorbell.
- Off-street parking for 2 cars.
- All curtains, blinds, fitted kitchen appliances and light fittings included.
- Sunny south facing rear garden, recently redesigned.
- A short stroll to the heart of Kill village with its selection of shops, restaurants and bars.
- Short walk to local primary school.
- Easy access to M7/N7 and the Sallins Train Station.
- Just 15 minutes' drive to Citywest Luas stop.
- Just a few minutes' walk to the bus stop offering services to Dublin, Kildare and beyond.

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Directions: From Main Street Kill, with The Dew Drop on your left, take the right turn, then the next left turn into Glendara. Number 120 will be the 5th house on your right.

