



Apt 825 Ladycastle, The K Club, Straffan,
Co.Kildare,

 **HUNTERS**
ESTATE AGENT

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For Sale by Private Treaty

Hunters Estate Agent is proud to present to the market Apartment 825, Ladycastle, The K Club, Straffan, Co. Kildare overlooking the 18th hole of the Smurfit championship golf course. This outstanding two double-bedroom duplex residence benefits from superb professional interior design. The property is presented in exceptional condition and extends to an area of c. 153 sq.m/ 1,647 sq.ft. (excluding a large balcony extending to c.16 sq.m /172 sq.ft.) Throughout the accommodation is well proportioned and benefits from high quality fit out.

Accommodation briefly comprises a spacious entrance hall, large living/dining room with access to the balcony, kitchen, study, guest w.c. and cloakroom. Rising to the upper floor there is spacious landing, master bedroom with ensuite bathroom and walk-in wardrobe and a further large double bedroom with ensuite shower room. Outside the property is surrounded by a generous well maintained communal gardens with off-street parking to the front which is maintained by the management company.

Two country club memberships are included with the sale. Membership is mandatory for owners of properties within Ladycastle. The cost of annual membership is currently €7,595 + vat @ 9%. There is a 50% discount on your partner/spouse. The country club membership entitles the holder to a range of benefits including access to both courses, health club membership, river and lake fishing, tennis courts and discounts on hotel services.

Ladycastle is an exclusive gated development set within the grounds of the prestigious K Club. The K Club is a beautifully restored georgian estate with its origins dating back to the 6th century and comprises some 550 acres with the River Liffey flowing through the middle of the demesne. The Hotel & Country Club was opened in July 1991 and the Country Club includes two full Championship Golf Courses designed by the Arnold Palmer Design Company. It was home of the prestigious Smurfit European Open from 1995 to 2008 and hosted the PGA Cup in 2004 and The Ryder Cup in 2006. There is also the excellent K Club Spa available to pamper residents. The M4 and N7 are both easily accessible providing direct access to Dublin and the rest of the country.

Viewing is highly recommended

SPECIAL FEATURES

- » Extending to 153 sq. meters (1,647 sq.ft.)
- » Balcony extending to c.16 meters (172 sq.ft.)
- » Spacious duplex apartment
- » South-west orientation to the rear
- » High level of workmanship throughout
- » Two mandatory country club memberships
- » Centralised integrated entertainment system
- » High quality sanitary ware
- » High quality integrated appliances
- » Large two double-bedroom property presented in exceptional condition
- » Well-proportioned accommodation
- » Benefits from dual aspect
- » Located in the prestigious gated Ladycastle development at the K Club
- » Overlooks the 18th hole of the Smurfit Championship course





ACCOMMODATION

ENTRANCE HALL

5.29m (17'35") x 3.70m (12'13") (Max measurements)
Marble floors, recessed lighting, heating controls, thermostat, staircase and video intercom. Door to Cloakroom with fuse box.

LIVING/DINING ROOM

8.73m (28'63") x 4.97m (16'30") (Max measurements)
Solid wood floor, recessed lighting, integrated surround sound system, limestone fire surround, gas-fire, granite hearth, T.V. point, curtain rail, mood lighting control and entertainment system control. Large window opening to balcony.

BALCONY

8.97m (29'42") x 1.83m (6')
Glass and stainless steel balustrade, treated timber deck and light.

KITCHEN

3.83m (11'08") x 2.93m (9'61") (Max measurements)
Tiled floor, built-in wall and floor units, Gaggenau oven, Gaggenau microwave, Gaggenau fridge freezer, Gaggenau hob, Gaggenau extractor, granite counter top and upstand with stainless steel splashback, under mounted sink, Blanco mirror taps, entertainment system control, lighting control, glow worm gas boiler, Gaggenau dishwasher, Neff washer dryer and recessed lighting.

STUDY

3.45m (11'31") x 3.06m (10'03") (Max measurements)
Recessed lighting and lighting control.

GUEST W.C.

1.73m (5'67") x 1.76m (5'77")
Marble floor and part-marble walls, recessed lighting, window blind, free standing sink, chrome mixer tap, w.c., towel ring, shaving plug and mirror with light Vortice extractor.

LANDING

Carpet, sky light, recessed lighting, lighting control, door to storage room containing entertainment system and insulated water tank/immersion.

MASTER BEDROOM

8.50m (27'88") x 4.20m (13'77") (Max measurements)
Including ensuite and changing room, carpet, recessed lighting, lighting controls, video intercom and entertainment system control. Double doors to balcony.

ENSUITE

Travertine floor and part-tiled walls, wall mounted his and hers sink, double ended bath, illuminated mirror, shaving point, heated

towel rail, chrome and glass shower enclosure with shower mixer and rainwater shower head, wall mounted w.c. and Vortice extractor.

WALK-IN WARDROBE

Built-in hanging space, drawers and shelving.

BEDROOM 2

5.16m (16'92") x 3.61m (11'84") (Max measurements)
Carpet, built-in wardrobe, built-in chrome vanity unit, entertainment system controls, lighting controls, door opening to balcony, recessed lighting and lighting control.

ENSUITE

2.89m (9'47") x 1.47m (4'82")
Travertine tiled floor and part-tiled walls, wall hung sink with mixer tap, w.c., mirrored medicine cabinet, glass and chrome shower screen, shower mixer, rainwater shower head, recessed lighting, Vortice extractor and towel rail.



MANAGEMENT COMPANY

Smith Property Management
Tel: 01 8255423
Email: info@spm.ie

Annual service charge for 2016, €3,277.00

DIRECTIONS

From Dublin take the N7 Naas Road off the M50 proceeding to the Straffan/Kill exit. Take this exit and at the top of the slip road turn right passing over the dual carriageway following the signs for Straffan. Just before Straffan Village after crossing the River Liffey turn left into the main entrance of the K Club and take the first left along a wooded road to a bridge. Proceed over the River Liffey again and straight through the next roundabout leading to the electric remote control gates of Ladycastle.

BER DETAILS

BER: B2
BER Number: 108857335
Energy Performance Rating: 121.94 kwh/m²/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Dalkey on 01 275 1640 or email: dalkey@huntersestateagent.ie



HUNTERS
ESTATE AGENT

T 01 275 1640 E dalkey@huntersestateagent.ie W www.huntersestateagent.ie
4 Castle Street, Dalkey, Co. Dublin
St Martin's House, Waterloo Road, Dublin 4
2 Brighton Road, Foxrock, Dublin 18
PSRA Licence no: 001631



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