



96 Embassy Manor, Kill,
Co. Kildare, W91 W6V4



01 490 3201



www.jpmdoyle.ie

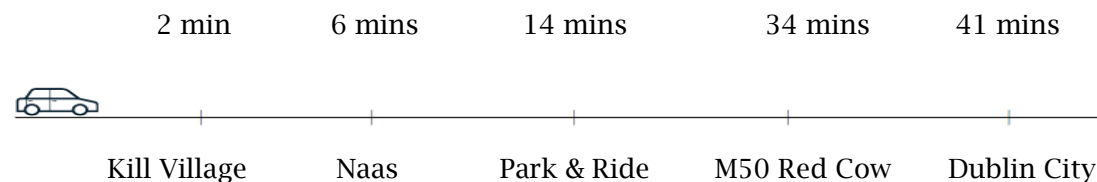
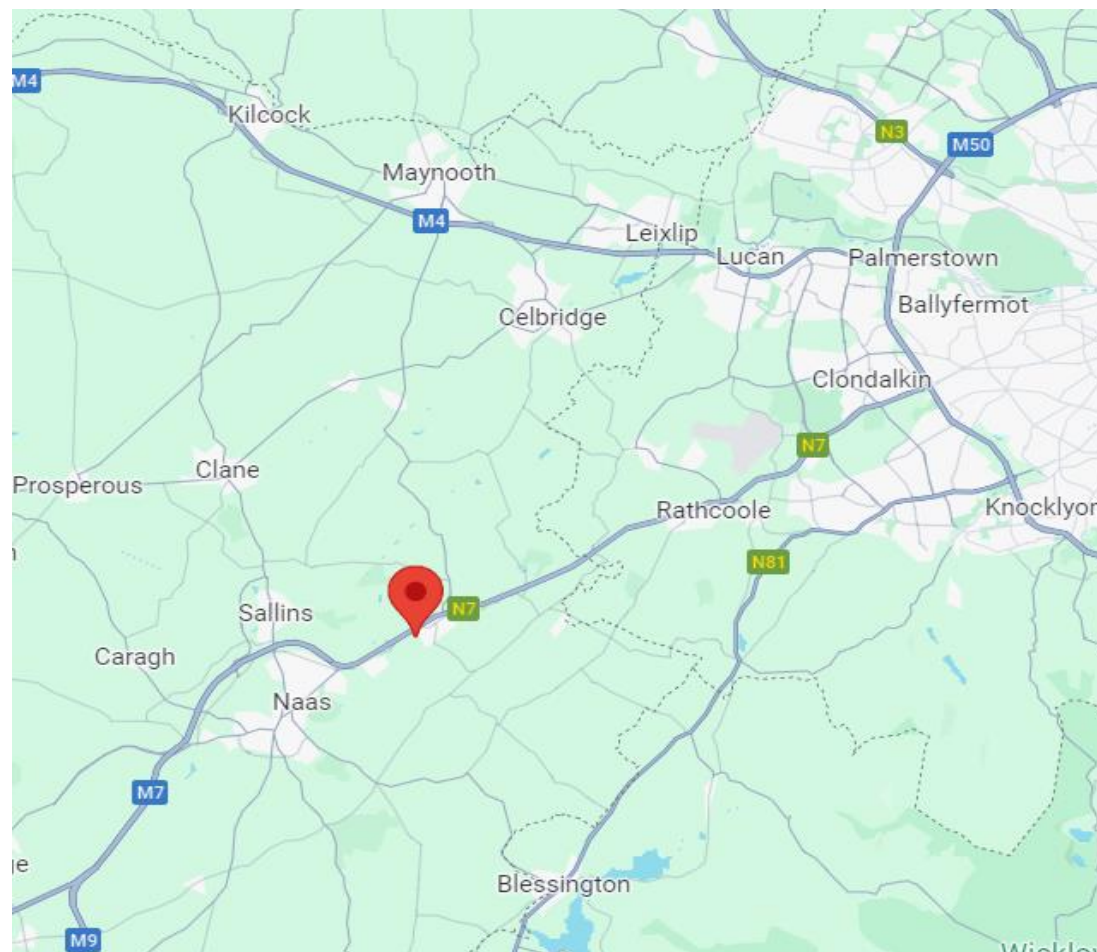
Location:

No. 96 is ideally located in the much sought after Embassy Manor housing development which sits on the edge of Kill Village & with a 5 minute walk of Johnstown Village & about 15 minutes to walk to Naas. The area offers a super work/life/family balance.

Schools are well catered for in the area at all levels with Saint Brigid's National School, St. Anne's Primary School, Killashee School, Rathmore National School, Holy Child National School, St. Corban's Boys National School, St David's National School, Scoil Bhríde, St. Mary's Catholic College Naas, Meáncoil Iognáid Rís, Piper's Hill College, Newbridge College & Holy Family School Rathcoole all a short drive away with many serviced by bus.

Sports clubs are also plentiful with Kill GAA only seconds away, Rugby, Football, Tennis & Athletics are all available in Naas. Kill is surrounded by some world class Golf Clubs including, Palmerstown House, Craddockstown, Naas, Kileen, Castlewarden, Beech Park & The Palmer Ryder Cup Course at K-Club to name a few. For those interested in Water sports, you can head the Blessington Lakes which is about a 10 minute drive away. Kill Village has strong equestrian ties, No. 96 rubs shoulders with some of the most elite racing yards, and is also home to some of Ireland's best equestrian athletes. Show Jumping at JAG Equestrian is only a few minutes away, and race course such as Punchestown, Naas and the Curragh are all within easy reach.

Kill Village is luckily only 12 minute drive (via the N7) to the M50 Red Cow & offers easy access to South Dublin & its surrounding areas. Dublin is also accessible by Bus, the 126T which links Kill & Bachelors Walk (Via Connolly Station) passes the entrance to Embassy Manor. The Luas Park & Ride is also conveniently only a 14 minute drive at City West. Sallins Train Station is also only 5.5km from No. 96.



Description:

No. 96 is a fine c. 3000sq.ft family home. It is rare to find such a fine property on a large private site yet positioned within a housing development & close to every amenity one could want. Upon arrival you will be met with impressive Brick Pillar's & Steel Railings accompanied by mature trees & a large private driveway with ample parking for 5 cars. The front of the property has a recessed entrance porch with a stylish front door & twin light panel on either side. One of the things we love about this home is its entrance hall, this is a large welcoming space & echoes the proportions throughout the house. From the hall there is a large family sitting room with bespoke TV cabinets which are aesthetically pleasing & practical for storage, a beautiful feature fireplace is a focal point to this room. Also from the hall there is a second smaller living room or "snug", again this has bespoke tv cabinet & built in fireplace, this could be an ideal space for playroom, home office or gym. The hall also had a guest bathroom which was recently completely remodelled. The heart of this home is in its Kitchen, this is a bright open plan dining & living space. No expense has been spared on this space, the kitchen units are high quality with stone countertops throughout, a clever kitchen island /breakfast bar makes along with decent counter, storage space offers ample space for any busy family's meal prep, integrated double ovens, gas hob & Belfast sink all compliment each other. A large dining table sits at the opposite end to the kitchen & leads to the vaulted living area which offers twin double doors to the garden & three oversized Velux windows which flood the space with light. There is also a clever utility/ laundry room with access to the side passage. Upstairs there is a lovely, centred landing which provides access to the five double bedrooms on this floor. All of the bedrooms have built in wardrobes, two of the bedrooms have ensuites & the master bedroom has a walk in wardrobe. There is also a family bathroom which has also recently been remodelled. In addition to all this space there are two substantial attic rooms one of which has an en-suite. Outside there is a fine west facing rear garden & patio area taking advantage of the evening sun. There is also a covered side passage which acts as a garage. The far side passage has double gates offering good access to the rear garden.





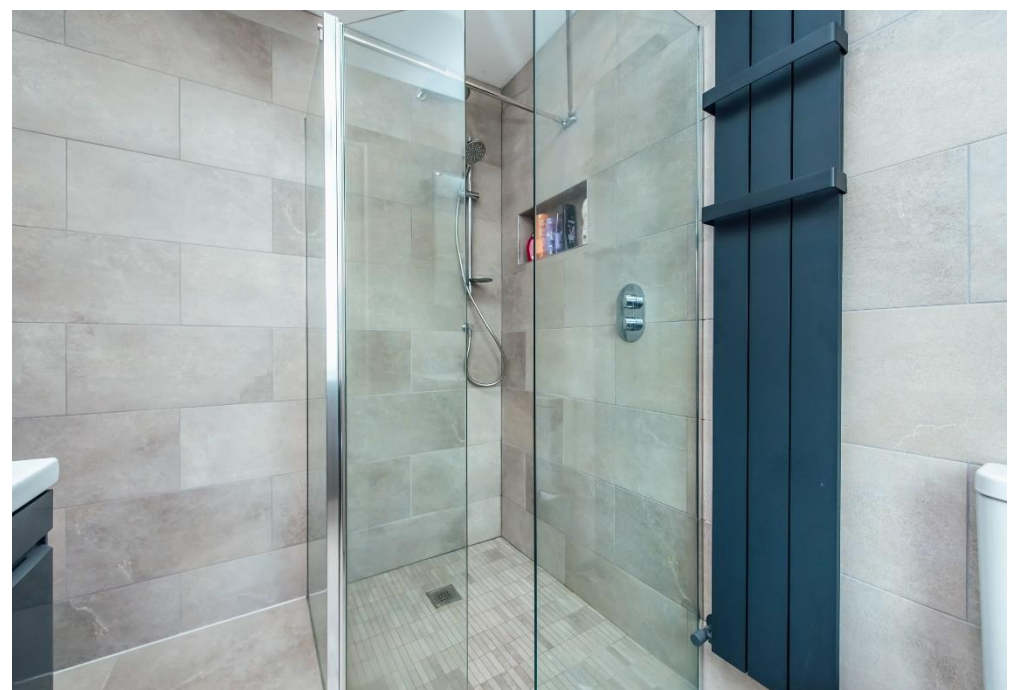














SELLING AGENT:

J.P. & M. Doyle,

Price Region: €POA

BER: B2 (116248550)

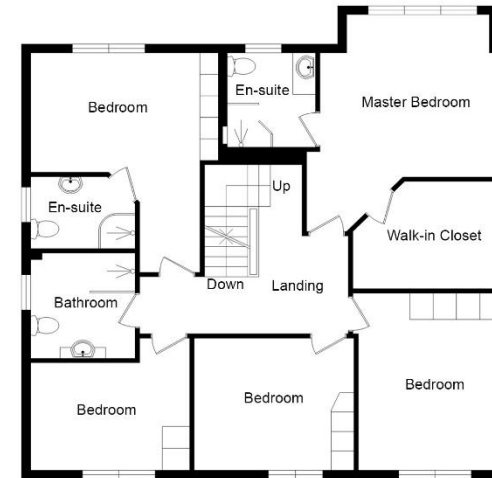
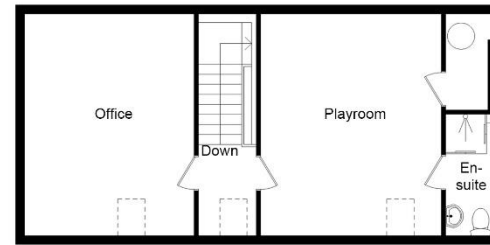
Telephone:

01 490 3201

Email:

Enquiries@jpmdoyle.ie

96 EMBASSY MANOR, KILL, CO. KILDARE



Built 2007 - Extending to c. 275sq.mts / 2960sq.ft - Energy Efficient BER - B2 Substantial Plot c. 0.22 Acre

High Speed Fibre Broadband (1GB) Walled Rear Garden – Private Gated Driveway

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