

TOWN CENTRE ZONING – SIGNIFICANT DEVELOPMENT POTENTIAL



BER D2

**SUPERB SPACIOUS DETACHED PERIOD RESIDENCE WITH
SELF CONTAINED 2 BEDROOM ANNEX ON C. 0.58 ACRES**

Kill Lodge, Main Street, Kill, Naas, Co. Kildare, W91 K4W6

GUIDE PRICE: € 600,000

PUBLIC AUCTION
Wednesday 27th September
2023 @ 3.00pm in Keadeen
Hotel, Newbridge
(unless previously sold)



PSRA Reg. No. 001536

Kill Lodge, Main Street, Kill, Naas, Co. Kildare, W91 K4W6

FEATURES:

- * Excellent development opportunity
- * Zoned Town Centre under Kill Local Area Plan
- * Very attractive residence in a central location
- * Would suit a variety of uses
- * Gas fired central heating for main residence
- * Oil fired central heating for annex
- * Mainly double-glazed windows

DESCRIPTION:

Kill Lodge was originally built as a schoolhouse in c. 1760. This unique period property is approached via a recessed entrance to a gravel driveway and is enclosed by mature gardens. It is an exceptionally spacious 4 bedroom detached home, extending to circa 273 sq.m./2,939 sq.ft.

The detached 2 bedroom annex contains circa 99 sq.m./1,066 sq.ft and benefits from its own rear garden and independent services.

Situated in a very central location in the centre of Kill Village, this offers potential as a fine family home on a large private site and would also suit a variety of other uses.

TOWN CENTRE ZONING ALSO OFFERS SIGNIFICANT DEVELOPMENT POTENTIAL.

Dublin City Centre c. 25km, M50 15 mins and Naas c. 6 km. Bus route in Kill and train service at Sallins providing easy access to Dublin. Liffey Valley, The Square Tallaght, Kildare Retail Outlet Village and the Whitewater Shopping Centre in Newbridge are all 20 minute drive.

Kill Village benefits from a host of local amenities including shops, school, pubs, restaurant, GAA club and a local bus service as well as excellent access to the M7.

ACCOMMODATION:

Hallway : 5.00m x 3.60m
fireplace with solid fuel stove

Family Room / Bedroom 4 : 4.66m x 3.60m

Sitting Room : 7.08m x 4.85m
coving, fireplace, wall lights

Hotpress :
shelved with immersion

Bedroom 1 : 3.83m x 4.43m
fireplace, built-in wardrobe

En-suite :
cast iron bath with shower attachment, w.c., w.h.b.

Back Kitchen : 3.35m x 3.70m
built in presses, s.s. sink

Bedroom 2 : 3.80m x 4.82m
w.h.b., double built-in wardrobe

Bedroom 3 : 4.71m x 3.40m
Built-in wardrobe

Shower Room :
electric shower, w.c., w.h.b., tiled floor

Kitchen : 4.53m x 3.87m
tiled floor and surround, solid fuel stove, built in ground and eye level presses, Whirlpool double oven, extractor, 4 ring gas Hotpoint hob

Conservatory : 3.75m x 7.56m
shelving

Utility Room : 4.63m x 3.77m
tiled floor, plumbed, tap

Separate access to ANNEX (c. 99 sq.m.)

Sitting Room : 4.10m x 7.70m
2 doors to rear garden, fireplace, wall lights

Hallway :

Bedroom 1 : 3.60m x 3.85m

Bedroom 2 : 3.54m x 3.85m
double built-in wardrobe

Shower Room :
electric shower, w.c., w.h.b.

Hotpress :
shelved with immersion

Kitchen : 3.55m x 3.53m
Built-in ground and eye level presses, plumbed, s.s. sink

Back Hall : 2.42m x 4.34m

Toilet :
w.c., w.h.b., tiled floor

Boiler House/Utility : 2.67m x 2.83m
oil burner, tiled floor, fitted presses

OUTSIDE:

Approached by a gravel drive to front with mature gardens to the front and rear with a range of trees and shrubs. Detached garage (2.6m x 5.3m), Barna Shed x 3, metal shed and carport to the rear of the bungalow. Glass house. Outside tap

SERVICES:

Mains water, mains drainage, electricity, gas fired central heating in main residence, oil fired central heating in annex.

LOT 1: KILL LODGE ON C. 0.5 ACRE





LOT 2: ANNEX ON C. 0.08 ACRE



INCLUSIONS:

TBC

SOLICITOR:

Joe Morrin, Osborne Morrin Denieffe (OMD)
Abbey Moate House, Naas, Co. Kildare, Ireland, W91 NN9V

BER: Lodge - D2 - **BER No. 116627357**
Annex - D2 - **BER No. 116627365**

AMENITIES:

GAA, rugby, tennis, leisure centres, racing in Naas, the Curragh and Punchestown, along with fine golf courses with the World Renowned K Club in Straffan, Craddockstown, Palmerstown House, Naas, Killeen, Beechpark, Castlewarden all within a short drive

GUIDE PRICE:

Lot 1: Kill Lodge on c. 0.5 Acre - €425,000
Lot 2: Annex on c. 0.08 Acre - €175,000
Lot 3: Entire - €600,000

CONTACT:

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AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

PUBLIC AUCTION

Wednesday 27th September 2023 @ 3pm
in Keadeen Hotel, Newbridge

(unless previously sold)



**Edward Street,
Newbridge,
Co. Kildare**
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