



*9 Embassy Manor, Kill, Co. Kildare, W91 FY97.*

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Kill, Co. Kildare,  
W91 FY97.***

***A stylish 3 bedroomed  
semi-detached home in the  
heart of Kill Village.***

***€430,000***

***Viewing strictly by  
appointment***

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

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Sherry FitzGerald O'Reilly are delighted to welcome you to 9 Embassy Manor, a stylish 3 bedroomed semi-detached home in the heart of Kill Village. This light-filled home boasts tasteful decoration and meticulous presentation throughout. The current owners have thoughtfully extended and updated the property over the years, ensuring every comfort and efficiency. Notable upgrades include a new heating system, external wrap insulation, triple-glazed windows and a contemporary, recently installed kitchen.

Embassy Manor enjoys the perfect balance of village life and urban convenience, as it is just a short stroll to the centre of the thriving village with its cosy cafes, Gastropub, bars, playground, local GAA Club and Primary school. From here it is a quick drive to Kerdiffstown Park with further playing fields, playgrounds and scenic walks. The larger town of Naas is 10 minutes away, with its vibrant array of restaurants, bars, boutiques, retail parks, cinema, theatre, hospital, schools and leisure facilities.

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.

**Hallway** 3.42m x 2.52m (11'3" x 8'3"): The welcoming hallway boasts panelled walls and an oak laminate floor, with carpet laid to the stairs.

**Sitting/Dining Room** 8.36m x 3.85m (27'5" x 12'8"): This light-filled room boasts a triple-aspect design, including a large window overlooking the front and French doors opening onto the cobble lock patio to rear. It features a freestanding Boru woodburning stove set on a granite hearth and a warm walnut laminate floor underfoot.

**Living Area** 3.54m x 2.9m (11'7" x 9'6"): Extended several years ago, this light-filled room features glazing on all sides, including overhead Velux windows and French doors opening to the patio. The space is thoughtfully divided into a cosy living area with oak laminate flooring and the kitchen finished with porcelain tiles.





**Kitchen Area** 5.22m x 3.66m (17'2" x 12'): Installed just two years ago, the contemporary kitchen boasts soft-close drawers and handleless cabinets with durable Silestone countertops, and premium appliances—including a Nordmende 7-burner range, an American-style fridge freezer, and an integrated dishwasher. It is plumbed for a washing machine.

**Guest WC** 1.51m x 1.44m (4'11" x 4'9"): The guest wc comprises wc, wall hung vanity unit and fitted shelving. It has a patterned tile floor, part tiled walls and feature wallpaper. Access to understairs storage press (1.32m x 1m).





**Upstairs Landing** 3.61m x 1m (11'10" x 3'3"): With carpet to floor, hotpress off and stira stairs to the part floored attic.

**Family Bathroom** 2.32m x 2m (7'7" x 6'7"): The bathroom comprises a walk-in shower unit with rainfall shower, low profile WC and vanity unit. It is completed with tiling to floor and surrounds, plus wall panelling and feature wallpaper overhead.

**Bedroom 1** 5.11m x 3.42m (16'9" x 11'3"): This large double bedroom enjoys views over the green area to front and the field to rear. It is fitted with a selection of wardrobes, an oak laminate floor and a tv point.

**En-Suite** 2.32m x 1.55m (7'7" x 5'1"): The en-suite is fitted with wc, vanity unit, and corner shower cabinet with thermostatic shower. With tile floor and both a vibrant wallpaper and tiling to walls.

**Bedroom 2** 3.81m x 3.4m (12'6" x 11'2"): This is a generous double bedroom to front with an oak laminate floor, fitted wardrobes, tv point and feature wall.

**Bedroom 3** 3.84m x 2.3m (12'7" x 7'7"): Bedroom 3 is a double room with rear view and laminate oak floor.





## Special Features & Services

- Beautifully presented home.
- Extends to 123m2 approx.
- Gas fired central heating with new condenser boiler fitted and thermostats on radiators in 2022.
- uPvc Triple glazed windows (2024).
- Exterior insulation to walls.
- Listed appliances, carpets, curtains and blinds included.
- Most light fittings included.
- Kitchen fitted in 2024.
- Stylish interiors including striking feature wallpaper.
- Fitted with intruder alarm system.
- Not directly overlooked to front or rear.
- Shutters fitted to most front facing rooms.
- Attic with added insulation, part floored, and prepared for conversion.
- Rear garden with cobblelock patio, raised beds and synthetic lawn.
- Outside tap and sockets and a wooden shed.
- Short walk to Kill Village with its shops, school, sporting facilities and award-winning restaurants and bars.
- Easy access to M7/N7, with the Red Cow Luas just 20 minutes away and 126 Bus stop in the village.

**BER** BER B3, BER No. 113493027

**Outside** To front is a cobblestone path with hedging and rose bushes and parking spaces. The rear garden features a large cobblestone patio, the perfect spot for relaxing. There are slate topped raised beds filled with ferns, grasses, ivy, hydrangea and cordyline and a wooden shed (3m x 3m) with electricity.

### **DIRECTIONS**

From the N7, take exit 7 and follow the road to Kill village, driving straight on the Main street. Continue on this road passing Kill GAA club. Turn left into Embassy Manor. Drive beside the Green space and near its end, you will see number 9 on the right hand side.







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