



APARTMENT NO. 28
THE COURT



NEWTOWN MANOR | KILL | CO. KILDARE | W91 HX45

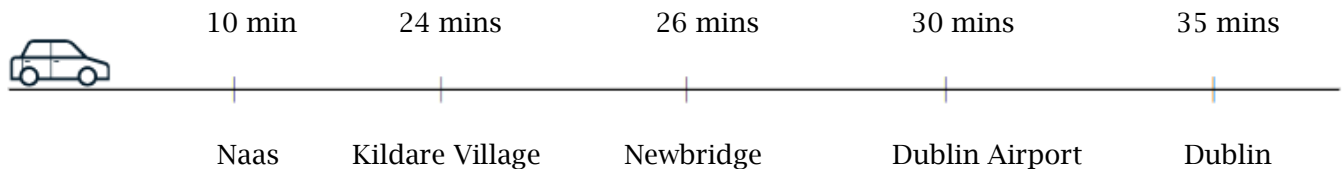
FOR SALE BY PRIVATE TREATY

LOCATION

Newtown Manor is a much sought after and mature development located on the edge of Kill Village and is within a 5 minute walk of the village centre. Kill has managed to keep its village feel while still allowing for a host of amenities such as gastro pub, supermarket, pharmacy, school church and much more. Just off the N7 Kill village is a commuters dream being easily accessible to the business parks of Rathcoole, Citywest and Parkwest, not to mention the M50 while a very efficient bus system caters for the non-driver. No 4 is located at the entrance to the development overlooking the green.



Naas: c. 6 kms.
Newbridge: c. 23 kms.
Dublin: c. 32 kms.



DESCRIPTION

Welcome to 28 The Court, a stunning, remodelled two-bedroom, first floor apartment in a prominent position to make the most of the surrounding countryside views. This bright and spacious apartment is presented in show-home condition and is ready for immediate occupancy. The internal layout comprises of an entrance hall, spacious open plan living and dining area with a sunny balcony off, a large opening to a modern fitted kitchen complete with integrated appliances, two large double bedrooms with the master bedroom ensuite and main bathroom off the hallway. The interior is bright and fresh with wooden flooring throughout giving a lovely sense of space. This property is ready for the new purchaser to just walk in and hand their clothes. Early viewing advised.



ACCOMMODATION

ENTRANCE HALL	5.34m x 1.85m	With wooden flooring, hotpress & large storage closet. Attic access.
LIVING ROOM	5.30m x 3.80m	With French doors to balcony & wooden flooring.
KITCHEN	4.01m x 2.15m	With shaker style fitted units with tiled floors & splashback, oven & hob integrated fridge freezer & dishwasher & washing machine.
BEDROOM 1	3.30m x 3.01m	With wooden flooring & fitted wardrobes.
BEDROOM 2	4.67m x 2.93m	With wooden flooring, fitted wardrobes & En-Suite.
EN-SUITE	1.74m x 1.56m	With large shower cubicle, W.C & W.H.B. With tiled floors.
BATHROOM	1.73m x 2.60m	With bath with glass shower screen, W.C, W.H.B., tiled floor & part tiled walls.



GALLERY



OUTSIDE & SERVICES

- Parking for two cars.
- Visitor parking.
- Property not overlooked.
- Shared entrance with only four apartments.
- Gas fired central heating.
- Stira Attic ladder .
- Attic partially floored.



VIEWING:

By Appointment Only

PRICE REGION:

€269,000

BER: B3 (111192498)

SERVICE CHARGE:

€900 PER ANNUM

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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Email: enquiries@jpmdoyle.ie



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