

For Sale

Asking Price: €475,000

Sherry
FitzGerald
O'Reilly



13 Whitethorn Grove,
Kill,
Co. Kildare,
W91 D6F6.

BER D1

sherryfitz.ie

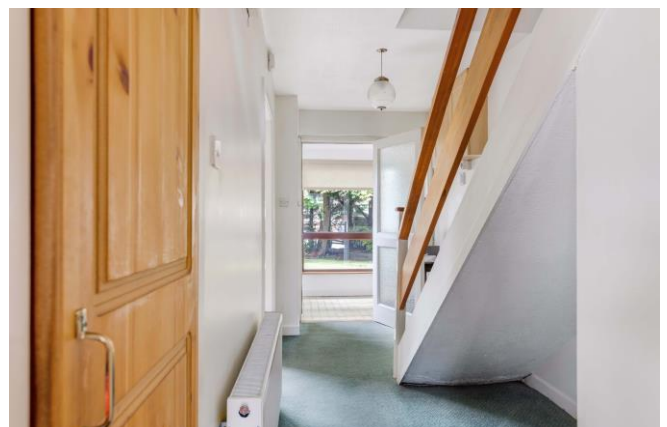


Sherry FitzGerald O'Reilly are delighted to introduce you to 13 Whitethorn Grove, a 5/6 bedrooomed semi-detached home very centrally located in Kill Village. Set on an exceptionally large corner site, this home offers very generous gardens to rear and side. Previously a 3 bedrooomed house, the property was extended in the 1980's to create a wonderfully spacious family home.

Whitethorn Grove is just a short stroll to all the amenities that the growing village of Kill has to offer - its shops, pubs, vibrant cafes and restaurants, GAA club and school. It is also just ten minutes' drive to Naas town with its array of restaurants, bars, boutiques, supermarkets, schools, and hospital. 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.

Accommodation in 13 Whitethorn Grove briefly comprises porch, hallway, living room, dining room, kitchen, office/playroom/ bedroom and en-suite, conservatory. Upstairs – landing, 5 bedrooms, shower room and bathroom.

Outside - Block built shed and boiler house.



Accommodation

Porch 2.5m x 1.76m (8'2" x 5'9"): The porch offers a pvc front door and a tile floor.

Hallway 4.57m x 1.73m (15' x 5'8"): The hallway has a carpet floor and a storage closet off (0.9m x 0.8m).

Dining Room 4.18m x 3.51m (13'9" x 11'6"): The dining room is a bright space with a large window to front. It features a new carpet floor and a tile fireplace with open fire.

Sitting Room 5.46m x 3.56m (17'11" x 11'8"): This is a spacious, light filled room to rear, with carpet floor and a brick fireplace with open fire. It includes built in storage cabinets and a storage closet (0.74m x 0.67m) with shelving. Door to kitchen.

Kitchen 4.1m x 3.6m (13'5" x 11'10"): The kitchen is fitted with an array of oak storage cabinets and drawers, with a tile splashback and a tiled floor underfoot. It is warmed by an oil fired Stanley stove. Included are a cooker, dishwasher, fridge freezer and microwave. With door to conservatory and door to office/playroom/bedroom.

Conservatory 8.55m x 2.20m (28'1" x 7'3"): This is a substantial space, spanning the width of the house, with lovely views of the gardens and the spire of the local church. It has a tile floor and includes a washing machine and tumble dryer.

Office/Playroom/Bedroom 3.54m x 3.42m (11'7" x 11'3"): This is a versatile room, which may be also suitable as a home office or a playroom. It includes fitted wardrobes and an oak laminate floor.

En-Suite 2.51m x 1.94m (8'3" x 6'4"): The en-suite is wetroom style, including a Mira Elite electric shower, wc and wall hung wash basin. With tiling to floor and walls.

Upstairs Landing 3.24m x 3.16m (10'8" x 10'4"): The landing has a carpet floor, hotpress off and Stira stairs to attic.

Bedroom 1 4.34m x 3.35m (14'3" x 11'): With front aspect, this generous double bedroom features built in wardrobes and a new carpet floor.

Bedroom 2 3.66m x 3.6m (12' x 11'10"): This is a large double bedroom to front, with a range of fitted wardrobes, dressing table and a carpet floor.

Bedroom 3 3.5m x 3.33m (11'6" x 10'11"): A double bedroom with rear view, it comprises built in wardrobes and dressing table, and a new carpet floor.

Bedroom 4 3.6m x 2.52m (11'10" x 8'3"): Bedroom 4 is a double room with views over the rear garden, fitted shelving and wardrobe.

Bedroom 5 2.7m x 2.5m (8'10" x 8'2"): A single bedroom to front, this room includes built in wardrobes and a carpet floor.

Shower Room 2.7m x 1.5m (8'10" x 4'11"): The shower room combines a wash basin, wc and corner shower unit, with a linoleum floor.

Bathroom 2m x 2.1m (6'7" x 6'11"): The bathroom is fitted with wc, wash basin and bath with overhead Triton T90si electric shower. With linoleum to floor and tiled surrounds.





Special Features & Services

- Built 1974 and extended 1980.
- 159m approximately of accommodation.
- Oil fired central heating.
- Mix of uPvc and hardwood double glazed windows.
- Very large garden to side and rear in lawn with patio, water feature and variety of fruit trees, matures trees and shrubs.
- Parking off street for 3 cars.
- Fitted alarm.
- Many rooms with newly laid carpet.
- Block built shed to rear.
- Just 15 minutes' drive to Citywest Luas stop.
- Just a few minutes' walk to the bus stop offering services to Dublin, Kildare and beyond.
- In the heart of the village with its selection of shops, restaurants, bar, church and GAA.
- Short walk to local Primary school.
- Three minute drive to the N7 junction 7.

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Garden: Set on a large corner site, the gardens are extensive. To front, the gardens are planted with rose bushes to one side. The lawn is backed by raised beds, filled with magnolia bushes, spirea and variegated bushes, with mature sycamore and beech trees overhead. Following along the side passage, the garden opens up to a vast lush lawn and a host of features. To one side are the many apple trees, raised beds and oak trees. The encircling walls are covered in colourful Virginia creeper and cotoneaster. The patio area is a sunny spot to relax, and beside a bed of roses and evergreens is a seating area with a pond and water feature.



NEGOTIATOR

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DIRECTIONS

Exit the N7 at Junction 7 Kill and enter Kill Village, driving on to Main Street. Pass the Eurospar, the Dew Drop inn and Sunny Laundrette. Pass St Bridget Terrace and take the next right turn, then take the next right. Number 13 is the last house on the right.

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