



9 The Green

Earl's Court, Kill, Co. Kildare, W91 E39D.



4



3



141.97sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Earls Court is a most sought after and mature development located on the Dublin side of Kill Village and is within a 5-minute walk of the village center. 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 commuter's 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 19 is located at the end of a cul de sac with ample room for parking and its elevated position overlooks a large green area.

Naas: c. 5 km. Newbridge: c. 23 km. Dublin: c. 32 km.

DESCRIPTION:

'Simply Stunning', this beautiful home is in turnkey condition and leaves nothing for the discerning purchaser to do, just move in. The moment you walk through the door you can tell that this home has been well maintained and looked after. As well as standard features such as Gas central heating, uP.V.C. double glazed windows, fascias and soffits, No. 9 The Green boasts an attractive cream kitchen with centre island and integrated appliances, and the mix of wooden flooring and porcelain tile is warm and welcoming throughout the downstairs rooms. Upstairs there is a large open landing. The bedrooms, all of which are double, all come with fitted wardrobes and the bathroom and en-suite are both fully tiled. This house boasts a generous 141 sq.mts/1517 sq.ft of accommodation and it feels every inch of it. The rear garden is not overlooked and has a large side entrance and granite patio area to make the most of its south facing aspect. The front drive has been completely cobblelocked with ample room for off street parking and overlooking a large green area.

ACCOMMODATION:

Entrance Hall

With wooden flooring & guest W.C., double doors to ;-.



Living / Dining Room

8m x 3.07m

With feature fireplace, bay window overlooking green area, built in cabinetry. Wooden flooring & sliding patio doors to garden.

Kitchen

4.04m x 3.05m

With cream kitchen units, integrated fridge freezer, dishwasher, centre island unit with seating, porcelain tiled floor.



Play Room / Office

4.07m x 2.03m

Upstairs

With wooden flooring,

large landing & wooden flooring,
hotpress & attic access & shive attic
ladder.

Bedroom 1

2.09m x 2.07m

With wooden flooring.



Bedroom 2 Master

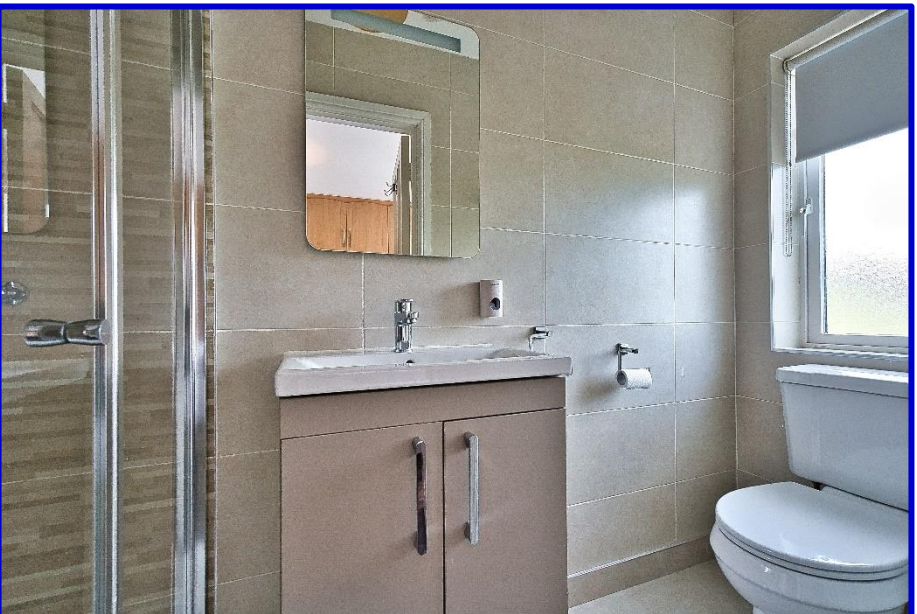
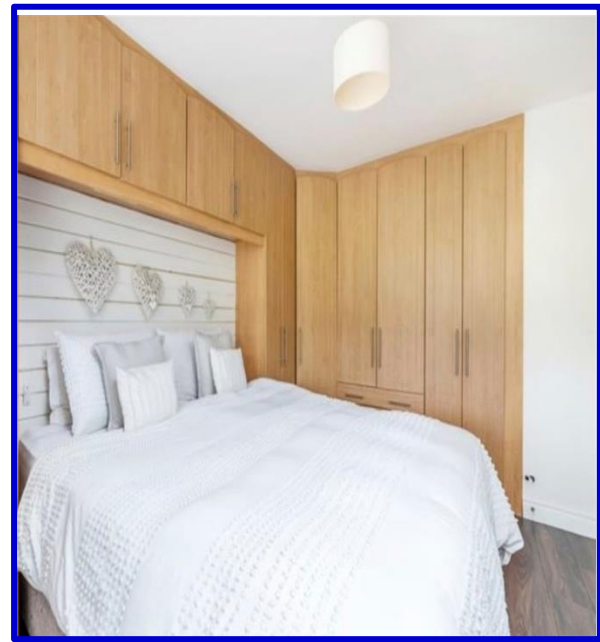
3.07m x 3.01m

With wooden flooring, & fitted wardrobes.

En-Suite

2.08m x 1m

Fully tiled & large shower cubicle & rainfall shower head, sink with vanity unit & W.C



Bedroom 3

3.03m x 2.09m

With fitted wardrobes & wooden flooring.

Bathroom

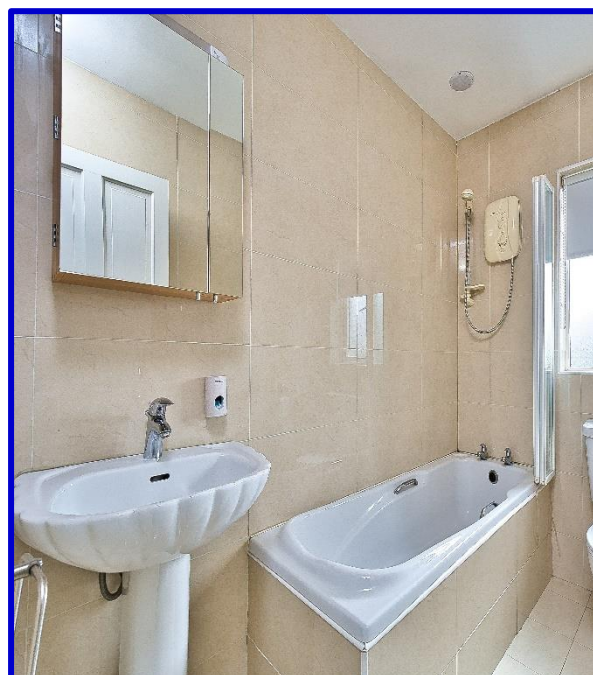
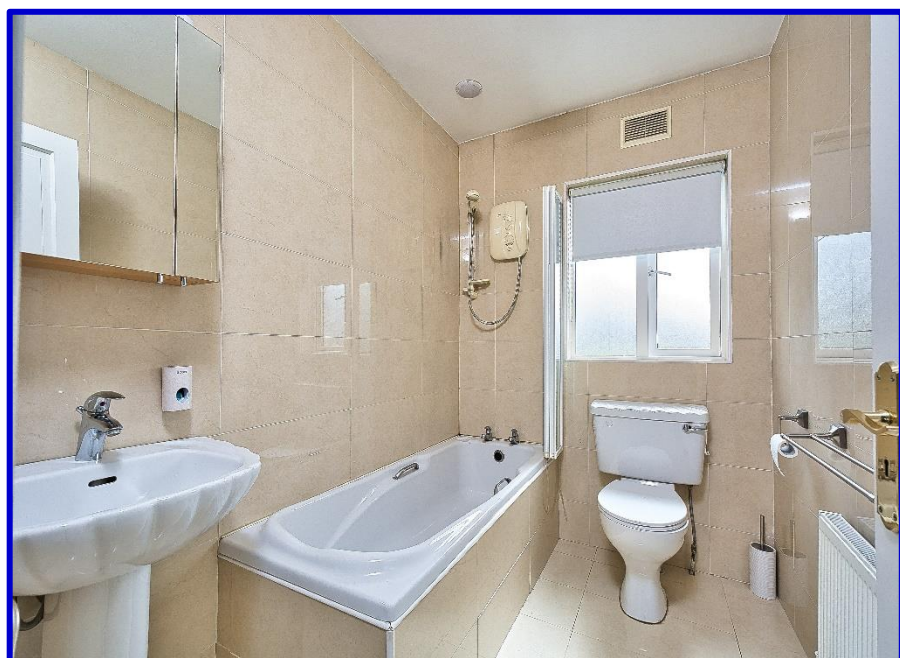
2.04m x 1.07m

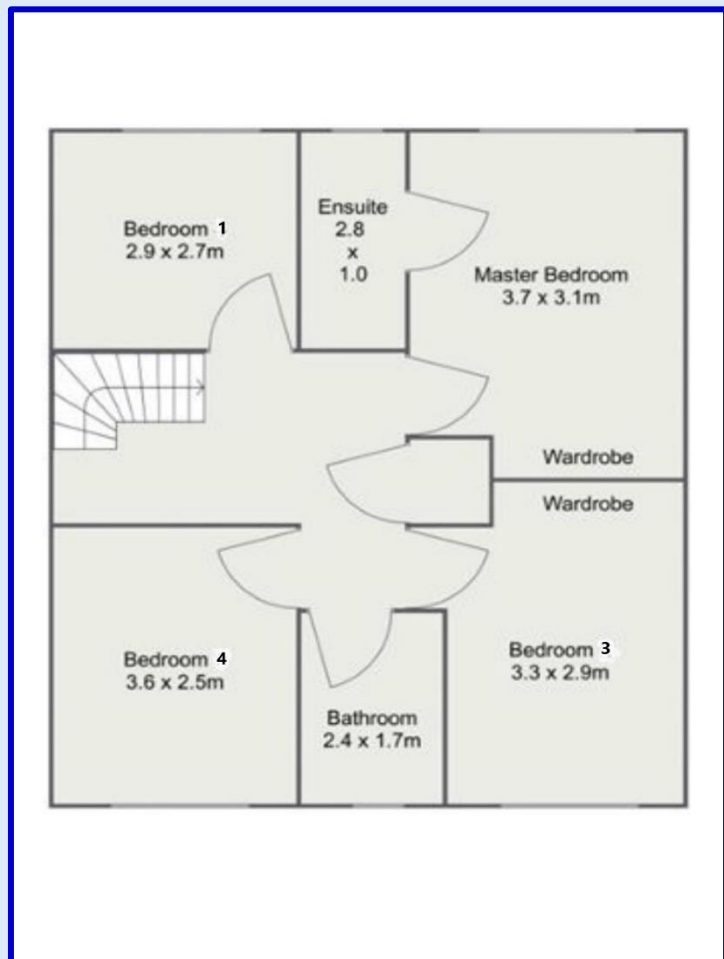
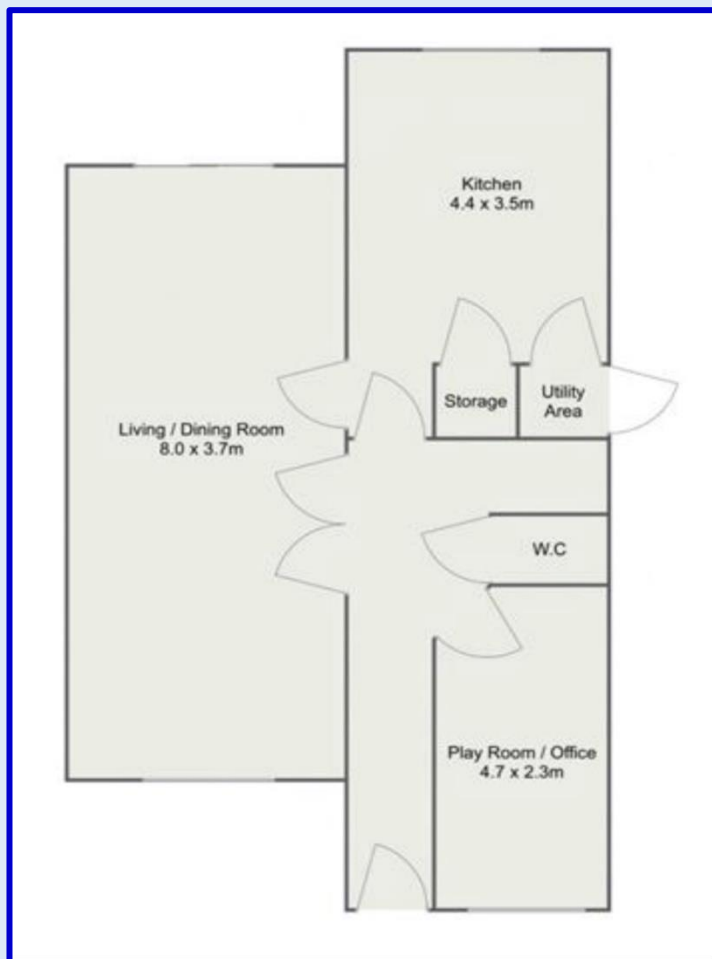
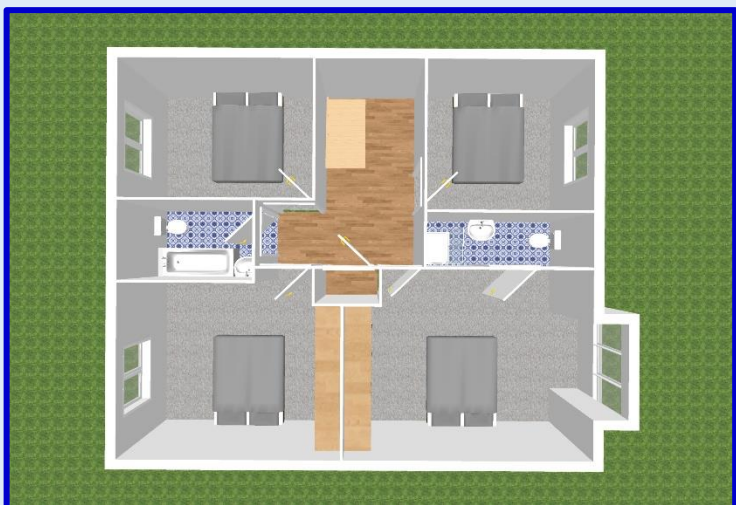
Fully tiled withH porcelain tiles, bath, electric shower, W.C., & W.H.B.

Bedroom 4

3.06m x 2.05m

With wooden flooring.





OUTSIDE:

- Cobblelock front drive.
 - Extra wide side entrance.
 - Overlooking large green area.
 - South facing rear garden.
- Granite patio area.



VIEWING:

BY APPOINTMENT ONLY

BER:

C2

PRICE REGION:

€565,000



JP&M
DOYLE

Established. 1952

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