



BER C3

Orchard View, Killeel, Naas, Co. Kildare, W91 XRF9.

***Orchard View,
Kilteel, Naas,
Co. Kildare,
W91 XRF9.***

€635,000

***A fine detached bungalow set
in large gardens of 0.85 of an
acre approximately in the
village of Kilteel.***

***For
Sale by Private Treaty***

Viewing strictly by appointment

***Selling agents
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BER C3 BER No. 111450136



Sherry FitzGerald O'Reilly are delighted to welcome you to Orchard View, a fine detached bungalow set on large gardens of approximately 0.85 of an acre in the village of Kilteel.

Kilteel is a peaceful rural village, with a strong community and a thriving traditional music scene. It is within easy access of major road networks including the M7 and M50 Motorways making Dublin City easily accessible by car. The Luas at Citywest is 15 minutes' drive, and the train station at Sallins just 16 minutes away. It is just 13 minutes' drive to the bustling town of Naas with its many shops, restaurants, bars, schools, hospital, theatre and sporting facilities.

The property has been extended to include a self-contained apartment. The layout offers exceptional versatility as it can be easily integrated into the substantial family home or used to generate a rental income.

The well- proportioned accommodation in this property briefly comprises - entrance hallway, sitting room, living room, kitchen, playroom, bathroom, 4 bedrooms (1 en-suite); Attached apartment- living/dining/kitchen, bedroom with en-suite and office.

Entrance Hallway This is a bright entrance hall with a tile floor. It includes a closet (0.95m x 0.85m) with shelving and drawers, has a hotpress off and attic access.

Sitting Room 5.15m x 4.14m (16'11" x 13'7"): The sitting room is of dual aspect with lovely garden views. It features a sandstone fireplace with raised Liscannor slate hearth and an open fire.

Living Room 4.29m x 4.17m (14'1" x 13'8"): The living room is warmed by a wood burning stove with back boiler. It has a wooden floor and is open to the kitchen. Sliding doors lead to the playroom.





Kitchen 4.62m x 3.22m (15'2" x 10'7"): The kitchen is fitted with a selection of cupboards and includes a cooker, fridge, freezer, washing machine and condenser dryer. With back door to garden and a tiled floor

Playroom 4.48m x 3.07mm (14'8" x 10'1"m): With windows all around and sliding doors to the garden, this is a bright sunny room.

Bedroom 1 4.05m x 3.1m (13'3" x 10'2"): Bedroom 1 is a generous double room with rear view, fitted wardrobes and linoleum floor.

En-Suite 3m x 0.84m (9'10" x 2'9"): With wc, wash basin and shower, it has a tile floor.

Bedroom 2 3.3m x 2.74m (10'10" x 9'): This is a double bedroom to front with a linoleum floor

Bedroom 3 3m x 2.88m (9'10" x 9'5"): A double sized room with front aspect and built in wardrobes.

Bedroom 4 3.05m x 2.8m (10' x 9'2"): Bedroom 4 is a double room with linoleum floor.

Bathroom 3.15m x 1.822m (10'4" x 6'): The bathroom comprises a bath, wc and washhand basin, and the floor is tiled.







Garden Apartment The garden apartment was added in 1995 and is accessed via the hallway, while also having direct access from the front drive. The apartment, which is perfect for a couple, could generate a consistent rental income.

Hall 5.4m x 0.96m (17'9" x 3'2"): The hall has a pine paneled vaulted ceiling with Velux window and a wooden floor.

Living/Dining/Kitchen 5.7m x 3.71m (18'8" x 12'2"): The arched windows and front door create a welcoming entrance to the apartment from outside and lead directly into this room. It is a lovely bright space with a vaulted ceiling and Velux windows overhead. The fitted kitchen includes storage cabinets, worktop, a porcelain sink and a tile splashback. The appliances are a gas hob, oven, microwave, washing machine, tumble dryer and extractor.

Stained Glass Bedroom 3.1m x 2.73m (10'2" x 8'11"): This is a double bedroom with a stained-glass window, pine paneled ceiling and a wooden floor.

En-Suite 2.33m x 0.9m (7'8" x 2'11"): The ensuite consists of a wc, wash basin and shower cabinet with electric shower, extractor and fan heater.

Office 3.96m x 3.81m (13' x 12'6"): This is a light filled, airy and versatile space to rear, with sliding doors to the garden. It is fitted with cabinets and a sink unit and has a wooden floor.

Outside

Boiler House 1.58m x 1.12m (5'2" x 3'8"): Block built.

Wooden Shed 2.4m x 2m (7'10" x 6'7"): To the rear of the house, beside the sheds are a covered wood store and a cover washing line.

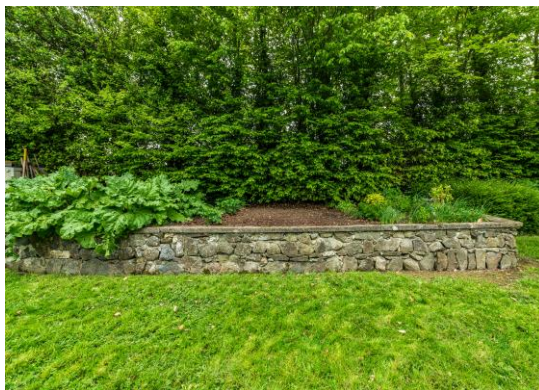
Gardens On a site of 0.85 acres, the gardens are a delight, with vast lawns bordered by beech trees, and with a mixed woodland of birch, ash, conifer alongside photinia, cypress and apple trees, herb gardens, wildflowers and many flowering shrubs



Special Features & Services

- Detached bungalow of 202m² approximately.
- Set on 0.85 acres approx.
- Built in 1985 by Ballymore Homes.
- Garden apartment added in 1995
- Versatile reception rooms.
- Hardwood single glaze windows.
- Oil fired central heating plus stove with back boiler in living room.
- Own spring well.
- 3 outside taps.
- upvc soffit and fascia
- All listed appliances included.
- Parking for many cars in gravel driveway.
- 5 Minute walk to Killeel village with its church, community hall and pub.
- Just 13 minutes' drive to Naas or Blessington.
- School bus-stop nearby with access to local National school in Rathmore and many schools both primary and secondary in Naas, Kill or Rathcoole.
- Short drive to Junction 6 of the M7/N7.
- Less than 15-minute drive to Citywest Luas stop with easy access to Dublin City Centre.





Directions: Follow the N7 to Exit 6 towards Castlewarden/ Killeel. At the first roundabout take the first exit, at the second roundabout take the first exit, at the third roundabout take the first exit. After 400m, veer right. Travel for 2.1 km until you come to a T junction and take the right turn onto the L2018 Cromwellstown. After 850m, Orchard View will be on the left hand side.

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