



No. 1 The Grove

Earl's Court, Kill, Co. Kildare, W91 HC61.



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142 Sq. M



(01) 490 3201



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Earl's 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 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 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 1 is located at the end of a cul-de-sac with ample room for parking and overlooks a large green area.

Naas: c. 5 km

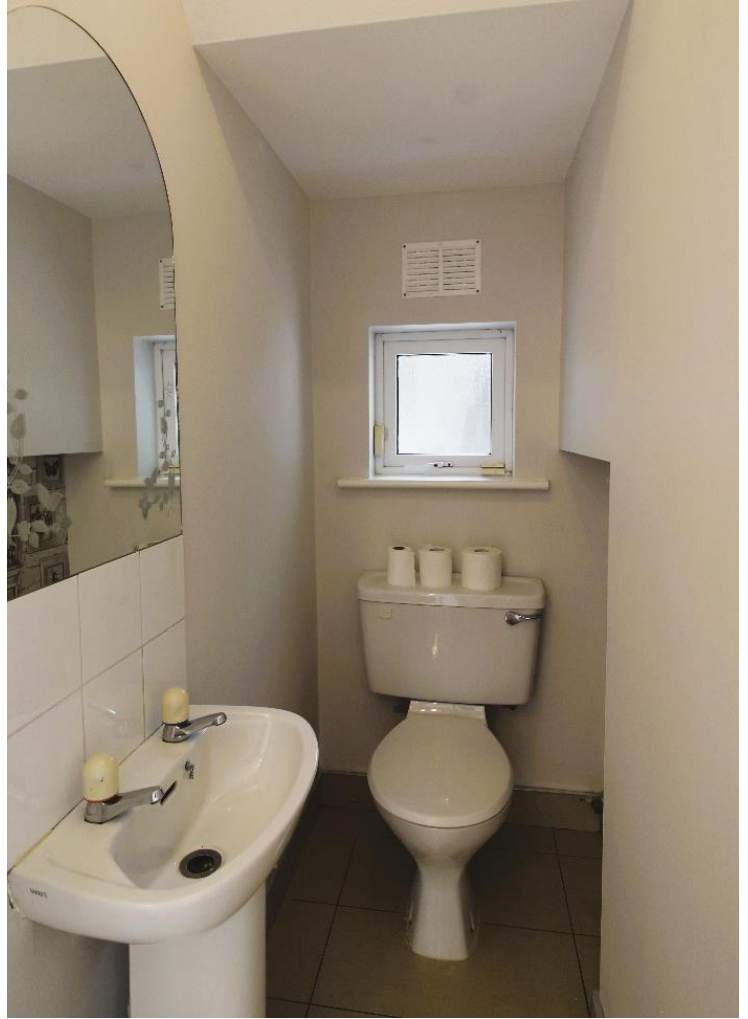
Newbridge: c. 23 km

Dublin: c. 32 km



DESCRIPTION:

No. 1 is a fine detached property set on a large corner plot benefiting from a substantial side & rear garden. The property comes to market in excellent condition & offers a blank canvas ready for any discerning purchaser to stamp their mark. Standard features include Gas central heating, uP.V.C. double glazed windows, fascia's and soffits & a cobble lock front drive. The accommodation extends to c. 142sq.mts / 1528sq.ft & comprises of a fine entrance hall with smart guest W.C, a large room positioned to the front of the house which would lend itself to a study/playroom or second living room. The heart of the house is in the large living/ dining area which is centred around its attractive fireplace. This room also has a bay window to the front & a patio door to the rear. A good sized kitchen is positioned at the rear of the property offering the essentials for family living. There is a utility with a side door to the rear of the property which is plumbed. Upstairs there are four double bedrooms (master ensuite) & a family bathroom. Viewing is highly recommended on this property.



ACCOMMODATION:

| | | |
|----------------------------------|---------------|---|
| Entrance Hall | 1.85m x 0.94m | Wooden floor, Coving, Double doors to;- |
| | 2.46m x 1.65m | |
| Sitting room/ Living room | 3.56m x 8.11m | Wooden floor, Coving, Feature Fireplace with Gas fire insert, Bay window overlooking green area, sliding patio doors leading onto garden. |
| Office/ Study | 2.19m x 4.38m | Wooden floor. |
| Guest W.C. | 0.65m x 1.61m | W.H.B., W.C., Tiled floor. |





Kitchen

3.47m x 4.31m

Tiled floor, Kitchen units, Oven, Hob, Fridge, Dishwasher.

Utility Room

0.82m x 1.88m

Tiled Floor, Plumbed for washing machine, Back Door leading onto side garden.

Store Room/ Pantry

0.54m x 0.82m





| | | |
|-----------------------|---------------|---|
| Upstairs | | |
| Hallway | | Carpet |
| Bedroom 1 | 2.65m x 2.8m | Wooden floor, Built-in wardrobes, Vanity table. |
| Master Bedroom | 3.58m x 3.23m | Wooden floor, Built-in wardrobes. |
| En-suite | 0.81m x 1.85m | W.C., W.H.B., Shower, Tiled floor. |
| Hotpress | | |
| Bedroom 3 | 2.79m x 3.26m | Wooden floor, Built-in wardrobes. |
| Main Bathroom | 2.31m x 1.64m | W.C., W.H.B., Bath with overhead shower, Tiled. |
| Bedroom 4 | 3.45m x 2.44m | Wooden floor, Built-in wardrobes, Vanity table. |





VIEWING:

BY APPOINTMENT ONLY

BER:

C2

PRICE REGION:

€529,000



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DOYLE

Established. 1952

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