

No. 906 Ladycastle



The K Club

Straffan

Co. Kildare



# 906 LADYCASTLE, THE K CLUB

Straffan, Co. Kildare



## Superb Detached Residence

BER C2

Impressive detached residence in exclusive development on the grounds of the 5-star K Club Hotel and Spa Resort overlooking the 18<sup>th</sup> fairway of this world renowned golf course







## THE PROPERTY

Impressive detached four bedroom family residence in exclusive development on the grounds of the 5-star K Club Hotel and Spa Resort overlooking the world renowned golf course.

Ladycastle is perfectly positioned within the private 550 acre estate. It offers a wonderful lifestyle with easy access to the city centre and M50. Convenient to a multitude of amenities including spa, restaurants, golf and other leisure activities.

This residence extends to approximately 340 sq.m / 3,660 sq.ft comprising large entrance hall, four double bedrooms, all with ensuite and two robe rooms; excellent livingroom with fitted kitchen and utility room off it; large sittingroom with dining area off it; lounge with bay window, cloakroom with wc and whb.

There is an extensive full width sun balcony overlooking the 18<sup>th</sup> fairway, lakes and clubhouse. To the front of the property there is driveway car parking for approximately four cars, along with access to a double garage.







View of Clubhouse from balcony of 906 Ladycastle







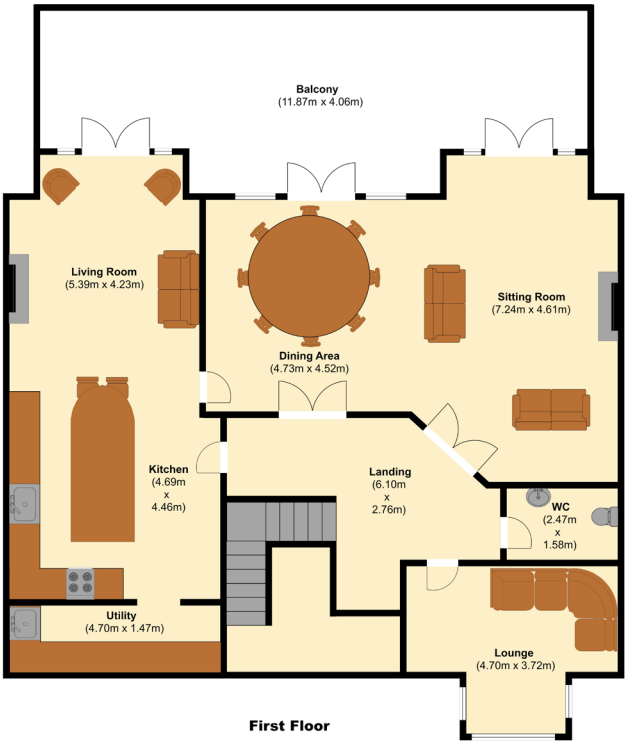








FLOOR PLANS

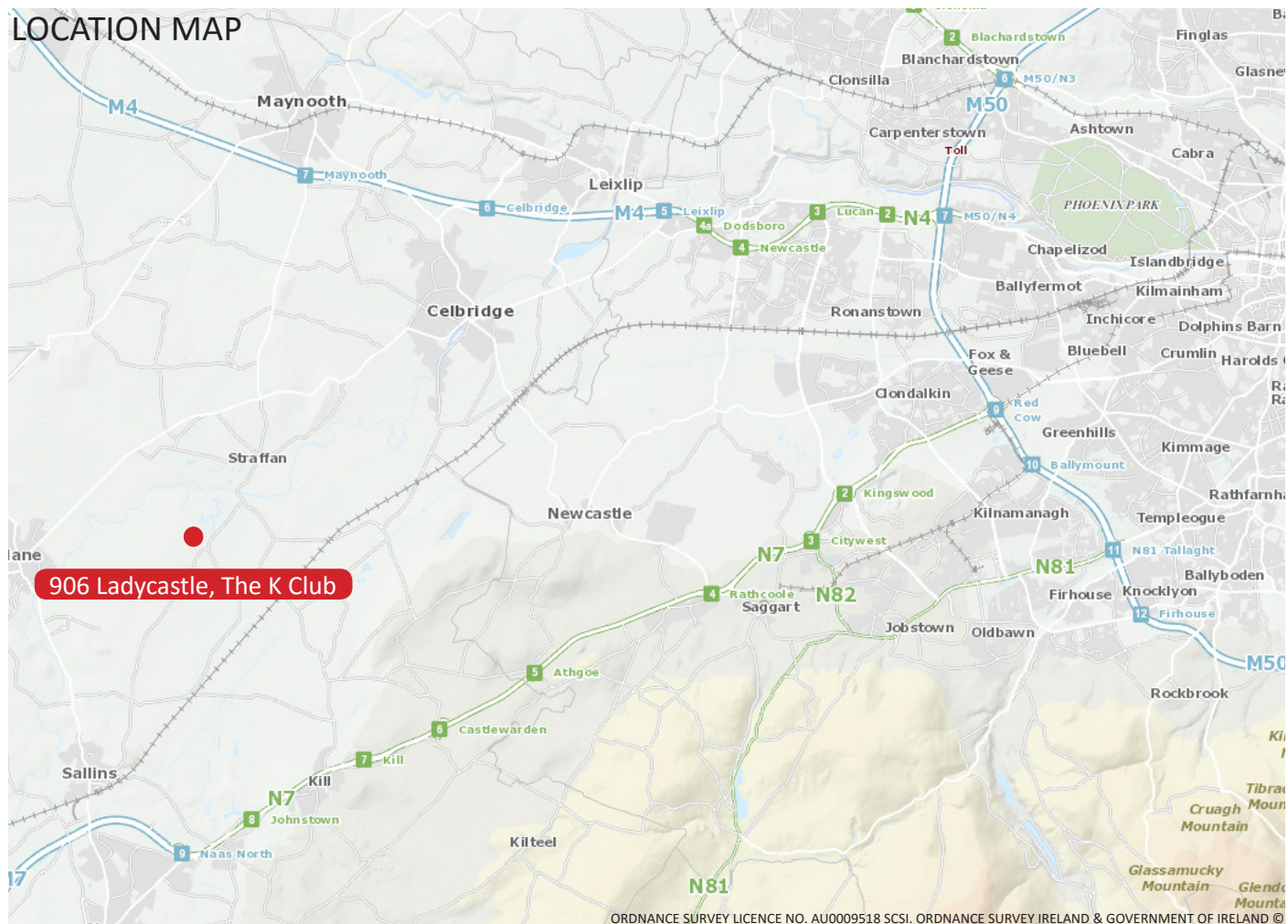


Not to scale  
for identification  
purposes only





## LOCATION MAP



ORDNANCE SURVEY LICENCE NO. AU0009518 SCSL. ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND ©



### TERMS:

For Sale by Private Treaty

### SERVICE CHARGE:

Currently in the region of €2,843 per annum

### VIEWING:

Strictly by appointment

### BER Details:

BER C2

BER No. 105758197

EPI: 180.63 kWh/m<sup>2</sup>/yr



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