

For Sale

Asking Price: €465,000

Sherry
FitzGerald
O'Reilly



80 Hartwell Green,
Kill,
Co. Kildare,
W91Y5D1.

BER C

sherryfitz.ie



Sherry FitzGerald O'Reilly are delighted to present 80 Hartwell Green, a superb 3 bedroomed semi-detached home in the picturesque village of Kill.

This home has been carefully cared for by its current owners with many upgrades over the years, such as the addition of a porch, new stylish uPvc windows and composite front door, updated kitchen, attractive wall panelling, refurbished ensuite and guest WC, and most recently a built-in bed and wardrobe in bedroom 3. Planning permission has also been approved for an attic conversion. Number 80 offers a generously sized rear garden, with a large deck and lush lawn.



Kill is a close-knit community, a thriving village with its shops, cafes, gastropub, bars, playground, park and secret garden, GAA and primary school, all of which are within a few minutes' walk of this home. Beyond the village, the expansive Kerdiffstown Park offers scenic trails and playing fields, while the busy town of Naas, with its many shops, retail parks, leisure amenities, cinema, and theatre, is just a 10-minute drive away.

This property perfectly combines country living with easy access to Dublin city. For commuters it enjoys fast connectivity to the M7/N7 motorway and the rail service in Sallins is 10 minutes away, offering trains to Heuston and the Docklands. The Citywest Luas stop is only a 15-minute drive, and the 126 bus to Dublin and Kildare stops directly in the village.



Accommodation

Porch 2.23m x 1m (7'4" x 3'3"): Added 3 years ago, this is a wonderful addition to the home, flooding the space with light. It offers built in storage and seating, and elegant wall panelling. It is open to the hall.

Hallway 4.66m x 1.8m (15'3" x 5'11"): The hallway is floored in tile, and carpet is laid to the stairs. It boasts a radiator cover and elegant panelled walls which continue upstairs.

Living Room 4.5m x 3.75m (14'9" x 12'4"): This is a generous room with a bay window and an attractive laminate oak floor. It features an impressive granite fireplace with a cassette wood burning stove. Glazed double doors bring you to the dining area.

Kitchen/Dining Room 4.58m x 3.5m (15' x 11'6"): The kitchen/dining room is a bright, inviting space with sliding doors that lead out to the garden. It features a solid wood kitchen; hand painted in a tasteful cashmere shade. The cabinets are shaker style and topped with a practical quartz counter and upstand and the peninsula offers seating and storage. Included are a gas hob, double oven and integrated dishwasher. The kitchen is complemented by a porcelain tile floor underfoot.

Guest WC 1.71m x 0.73m (5'7" x 2'5"): With low profile wc, wall hung wash basin and tiled floor.

Upstairs

Landing 2.9m x 1.9m (9'6" x 6'3"): The landing has a carpet floor and hotpress off.

Bedroom 1 3.51m x 3.7m (11'6" x 12'2"): This is a spacious double bedroom to rear, with built in wardrobes and a walnut laminate floor.

En-Suite 2.7m x 0.73m (8'10" x 2'5"): The en-suite comprises wc, wash basin and shower unit with pumped electric shower. It is tiled to floor and walls.

Bedroom 2 3.7m x 3.22m (12'2" x 10'7"): Bedroom 2 is a generous double room to front. It is fitted with wardrobes and and it has a laminate floor.

Bedroom 3 2.57m x 2.2m (8'5" x 7'3"): This is a single bedroom of front aspect. It has recently been fitted with a new built in bed with drawer storage and headboard, and a new wardrobe.

Family Bathroom 2.38m x 1.78m (7'10" x 5'10"): The family bathroom is fully tiled, and includes wc, wash hand basin and bath. With attic access

Outside

Utility/Boiler House 2.72m x 1.43m (8'11" x 4'8"): The block built shed houses the boiler, shelving and worktop and is plumbed for a washing machine and dryer.

The front garden is in lawn and there is parking for one car off street.

Outside the back door is a raised deck, the perfect spot for entertaining or an afternoon coffee. The spacious garden is in lawn with a pretty purple-leaf plum tree in one corner.





Special Features & Services

- Built 1996.
- Extends to a generous 92m² of accommodation.
- Located in a family friendly estate.
- Planning approved for a dormer attic conversion.
- Oil fired central heating.
- Double glazed uPVC windows and doors 2022.
- Architect plans for a rear extension available.
- Tastefully decorated throughout.
- Lovely garden to rear in lawn with decking, and specimen trees.
- All carpets, curtain, blinds, light fittings and listed appliances included.
- Parking for one care in drive.
- Easy access to M7/N7 and the Sallins Train Station.
- Just 15 minutes' drive to Citywest Luas park and ride.
- Just a few minutes' walk to the 126 bus-stop offering services to Dublin, Kildare and beyond.
- A short stroll to the heart of the village with its school, shops, park, playground, sporting facilities and award-winning restaurants and bars.
- Buses to Naas and Newbridge secondary schools stop nearby.

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NEGOTIATOR

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DIRECTIONS

From Dublin, take the N7 to Junction 7 and follow the signs to Kill Village. Pass the national school on your left, continue and then see Eurospar and the Dew Drop Inn on your right. Take the next left turn. Follow this road and then take the second right turn, into Hartwell Green. Follow the road through the estate, passing two right turns and going straight, and after a bend in the road you will see number 80 on your right.

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

PSRA Registration No. 001057