



UNIQUE DETACHED RESIDENCE IN DESIRABLE LOCATION ON C. 0.7 ACRE

The Beeches, Painestown, Kill, Naas, Co. Kildare, W91 H7N3

GUIDE PRICE: € 540,000



PSRA Reg. No. 001536

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FEATURES:

- * 9ft ceilings on ground floor.
- * Superb site extending to circa 0.28 hectares/0.7 acres.
- * South facing rear garden.
- * In a very desirable location just a 3 minute drive from the N7 3 lane dual carriageway.

DESCRIPTION:

“The Beeches” presents a superb opportunity to acquire a unique detached residence which oozes charm and character in a very desirable area. The property extends to circa 172 sq.m./1,850 sq.ft and is presented in excellent condition throughout.

The property is located just over 3.5km from Kill, 7km from Straffan, 10km from Naas and is within a 20 minute drive of the Red Cow Luas Stop and M50. All amenities are within easy access including shops, schools, pubs, restaurants, leisure facilities and public transport. There is a bus service available in the nearby Kill and the Train Station at Sallins within 7km. The world famous K Club is within a short drive and Kileen Golf Club is just 2km away. Citywest, Greenogue and Grangecastle Business Campuses are all within 20 minute drive whilst the Kerry Global Centre in Naas is just 10 minutes away.

Viewing of the property is highly recommended and is available by appointment only.

ACCOMMODATION:

Entrance Hall: 4.63m x 2.10m
With wooden floor and understairs storage.

Living/Family Room: : 7.40m x 4.50m
With marble fireplace, French doors to rear and coving.

Kitchen/Dining Room: 6.30m x 4.67m
L-Shaped with tiled floor, 2 storage presses, built-in ground and eye level units, stainless steel sink, cast iron fireplace.

Back Kitchen:
With tiled floor, stainless steel sink, electric cooker, extractor.

Utility Room:
With tiled floor, plumbed.

Bedroom 1: 3.80m x 2.77m
With wooden floor.

En-Suite:
With tiled floor & surround, w.c., w.h.b., electric shower.

Bedroom 2: 4.30m x 3.65m
With wooden floor, built-in wardrobes.

Bedroom 3: 3.55m x 3.35m
With wooden floor.

Bedroom 4: 3.70m x 2.65m
With wooden floor.

Bedroom 5 / Office: 2.85m x 2.80m
With wooden floor.

Bathroom:
Bath with shower attachment, w.c., w.h.b., electric shower.

Hotpress:
Shelved with immersion.

OUTSIDE:

- * Superb mature gardens with a range of trees, shrubs and plants.
- * Barna shed to side.
- * Boilerhouse with outside toilet.

SERVICES:

Mains water, septic tank drainage, electricity, oil fired central heating, broadband.

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C3

BER NO: 102817053

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