

# For Sale

Asking Price: €195,000

Sherry  
FitzGerald  
O'Reilly



2233 St. Patrick's Park,  
Kill, Co. Kildare,  
W91 E1X3.

BER F

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are delighted to offer this very nice and well located 3 bedrooomed mid-terrace home to the market. Only a few minutes walk to Main Street Kill with shops, pubs, restaurants, school and bus stop to direct to Dublin City Centre. This fine property has the benefit of a large rear access and viewing comes highly recommended. Accommodation comprises briefly entrance porch, living room, family/dining room, kitchen, guest wc, upstairs 3 bedrooms, bathroom and garage.





### Special Features & Services

- Built circa 1968.
- Extends to 96m<sup>2</sup> approximately.
- All carpets, curtains, blinds and light fittings included.
- Oil fired central heating off Stanley Range.
- Woodgrain PVC double glazed windows throughout.
- Garage.
- Rear Access.
- A few minutes walk to Main Street Kill.
- A few minutes drive to the M7/N7.

### Accommodation

#### Entrance Porch

**Entrance Hallway** With understairs storage.

**Living Room** 3.8m x 3.3m (12'6" x 10'10"): With feature fireplace, built-in shelving and display unit.

**Family/Dining Room** 5.2m x 9.9m (17'1" x 32'6"): With Stanley oil fired range and built-in storage units.

**Kitchen** 3.7m x 2.8m (12'2" x 9'2"): With a good range of fitted units including oven and hob.

#### Guest WC

**Upstairs** Spacious landing.

**Bedroom 1** 4.1m x 3.2m (13'5" x 10'6"): With built-in units.

**Bedroom 2** 3.4m x 3.2m (11'2" x 10'6"): With built-in units.

**Bedroom 3** 3.4m x 2.2m (11'2" x 7'3"): With built-in units.

**Bathroom** 1.8m x 1.6m (5'11" x 5'3"): With Jacuzzi bath, wc, whb and floor and walls fully tiled.





### NEGOTIATOR

John O'Reilly  
Sherry FitzGerald O'Reilly  
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### DIRECTIONS

From Kill Village Centre take the turn just opposite The Dew Drop Gastro Pub towards Hartwell. Take the right turn into St. Patrick's Park (which is just opposite Glendara and just before the turn into Kilheale Drive). Once in St. Patrick's Park take the 2<sup>nd</sup> left turn and Number 2233 will be on your left hand side.

**BER** BER F, BER No. 112590120

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