



**3 BEDROOM SEMI-DETACHED COTTAGE
ON C. 0.27 ACRE SITE**

**1005 COWPASTURE, MONASTEREVIN,
CO. KILDARE, W34 W283**

Guide Price: € 120,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

1005 Cowpasture, Monasterevin, Co. Kildare, W34 W283

FEATURES:

- Excellent Town Centre location.
- Large private site c. 0.27 acres with excellent potential to extend.
- Solid fuel central heating.
- Circa 65 sq.m/700 sq.ft.
- Excellent scope for further development (STPP).
- Vehicular access to walled in rear yard.
- Large workshop to rear c. 89.6 sq.m./965 sq.ft. suitable for a multitude of uses.

DESCRIPTION:

New to the market is this unique semi-detached cottage set in the centre of Monasterevin within walking distance of all amenities. The property was built in the 1940s and extends to circa 65 sq.m (700 sq.ft) and boasts a large private c. 0.27 acre site with vehicular access and workshop c. 89.6 sq.m. (965 sq.ft.). The house is in need of refurbishment throughout.

LOCATION:

1005 Cowpasture is conveniently located only a short walk from shops, schools, pubs and church. Commuters have the benefit of the M7 motorway at Junction 14, bus route and commuter rail service direct to Heuston Station. Kildare Retail Outlet Village is within c. 6 miles and Newbridge is within c.12 miles.

ACCOMMODATION:

Hallway 2.03m x 1.86m (6.66ft x 6.10ft)

with laminate floor

Sitting Room 4.85m x 3.00m (15.91ft x 9.84ft)

with stone fireplace, wood panel surround, laminate floor and fitted presses

Kitchen 3.22m x 2.62m (10.56ft x 8.60ft)

Stanley cooker, tiled floor, sink unit, oak built in ground and eye level presses, tiled surround and hot press

Bedroom 1 3.78m x 3.58m (12.40ft x 11.75ft)

Laminate floor, open fire.

Bedroom 2 3.56m x 2.03m (11.68ft x 6.66ft)

Bedroom 3 2.83m x 2.00m (9.28ft x 6.56ft)

Shower Room

w.c., w.h.b, electric shower, tiled floor and surround

Back Hall

OUTSIDE:

- * Garden to front and rear
- * Large Workshop to rear (c. 89.6 sq.m. / 965 sq.ft.) suitable for a multitude of uses.
- * Walled in garden

SERVICES:

Mains water, mains sewerage, electricity, solid fuel central heating

INCLUSIONS:

BER: G

BER NO:

SOLICITOR:

Kevin O' Donnell, Portarlinton, Co. Laois.

CONTACT:

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