



Cottage On C. 0.6 Acre/0.24 Ha.,
Ballitore, Moyleabbey, Co. Kildare, R14 W952.



2



1



59 sq.mt.



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Conveniently located on the R448, the former N9 road. The property is easily accessible to the nearby villages of Ballitore, Dunlavin and Kilcullen not to mention the larger towns of Newbridge, Naas, Athy and Kildare. The M9 motorway is a short 5 minute drive and will allow you to handily travel to other parts of the country with ease. A new local primary school is within walking distance as well as the easily accessible local petrol station, supermarket, state of the art GAA facilities plus local soccer.

Kilcullen: c.13kms. **Newbridge:** c. 20kms. **Naas:** c. 32kms. **Dublin:** c. 50kms. **Curragh:** c.11kms. **Kildare Town:** c.11Kms **Kildare Village:** c.11Kms.

DESCRIPTION:

Attractive detached cottage c.60 sq. mt./ 635 Square Feet, comprising of entrance hall, kitchen, living room, two bedrooms and shower room. The house is set on a large site of c.0.6 acres with various outhouses and a stone shed which may suit a variety of uses This property is in need of some modernising but has masses of potential and may suit the generous grants available with a possible 75% rebate from SEAI for a modern home energy performance upgrade, the possibilities for this property as it is or as part of a contemporary rebuild is enormous. The house stands nicely placed in the middle of the site with good views.

ACCOMMODATION:

Entrance Hall	6.16m x 0.95m.	
Shower Room	1.95m x 1.79m.	With walk-in shower W.C. & W.H.B.
Bedroom 1	3.26m x 3.15m.	
Kitchen	4.04m x 3.76m.	With wood burning stove & door to back garden.





Living Room 4.09m x 4.16m. With open fireplace.
Bedroom 2 2.99m x 2.07m.



OUTSIDE:

- Gardens extending to c. 0.6 acre / 0.24 Ha.
- Stone shed plumbed for washing machine
- Stone outhouses
- Old stone shed.

SERVICES:

- Water: Mains
- Sewage: Septic tank
- ESB Connected
- Electric Storage Heating.



VIEWING:

BY APPOINTMENT ONLY

BER:

G (1146619414)

PRICE REGION:

€195,000



**JP&M
DOYLE**

Established. 1952

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