



DERELICT COTTAGE ON C. 1 ACRE

GUIDE PRICE: AMV €150,000

Brewel, Kilgowan, Kilcullen, Co. Kildare

FOR SALE BY ON LINE

AUCTION

**TUESDAY 30TH NOVEMBER
2021 @ 3 PM**



PSRA Reg. No. 001536

FOR SALE BY AUCTION

Brewel, Kilgowan, Kilcullen, Co. Kildare

DESCRIPTION:

The subject property offers a unique opportunity to acquire a derelict 2 bedroom cottage on a superb 1 acre site with unrivalled panoramic views of the Wicklow Mountains and surrounding countryside.

The property is situated at the top of Brewel Hill, in a quiet rural setting in the townland of Kilgowan, c. 6 miles from Kilcullen which benefits from schools, church, pubs, restaurants and shops as well as M9 Motorway access providing speedy access to Dublin. The surrounding towns of Newbridge, Kildare and Naas are also within easy commuting distance, offering an excellent selection of pubs, restaurants and shopping to include: Tesco, Dunnes Stores, Lidl, Aldi, Supervalu, TK Maxx, Penneys, DID Electric, Power City, B & Q, Woodies, Newbridge Silverware, Heaton's, Boots, Harvey Normans, Currys, to name but a few.

The large site is ideally suited for a replacement dwelling subject to obtaining the necessary planning permission.

The area has the benefit of good road and rail infrastructure with the M9 Motorway at Kilcullen which connects to the M7 direct to Dublin. A bus route is available from Kilcullen and regular commuter rail service from Newbridge and Kildare Stations direct to the City Centre.

Local employers include Pfizer Pharmaceuticals, Kerry Foods, Bord na Mona, Oral B, Lily O'Brien's Chocolates, QK Meats, Green Isle Foods and only ½ hour drive from such Business Campuses at City West, Park West and Greenogue.

AMENITIES:

There is a wealth of recreational amenities in the area to include fishing, canoeing, horseriding, GAA, rugby, tennis, leisure centres, hockey, racing at the Curragh and Punchestown along with some fine golf courses on your doorstep to include The Curragh, Rathsallagh, Naas, Craddockstown, Palmerstown and the world famous K Club which hosted the 2006 Ryder Cup.

SERVICES:

None connected but available at the road (interested parties to do their own due diligence in relation to same).

BER: G NO.: 114480031

AUCTION DETAILS:

Tuesday 30th November 2021 @ 3pm
Using the Offr.io On Line Auction Platform
Pre-registration is required together with a €10,000 booking deposit

FEATURES:

- * Nice private rural setting.
- * Excellent location close to Kilcullen and Naas.
- * Easy access to M9 Motorway at Junction 2 (within 6 miles).
- * c. 6 miles from Kilcullen, c. 15 miles from Naas.
- * Ideal site for a replacement dwelling subject to PP.

SOLICITOR:

Mr. Dermot McDermott, 1 Union Street, Sligo, Co. Sligo – Tel: 071-916886 or 071-9171299.

CONTACT:

Mark Neylon
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T: 045-433550
Email: mark@jordancs.ie



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Land Registry Compliant Map

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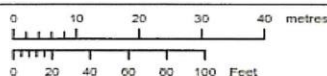
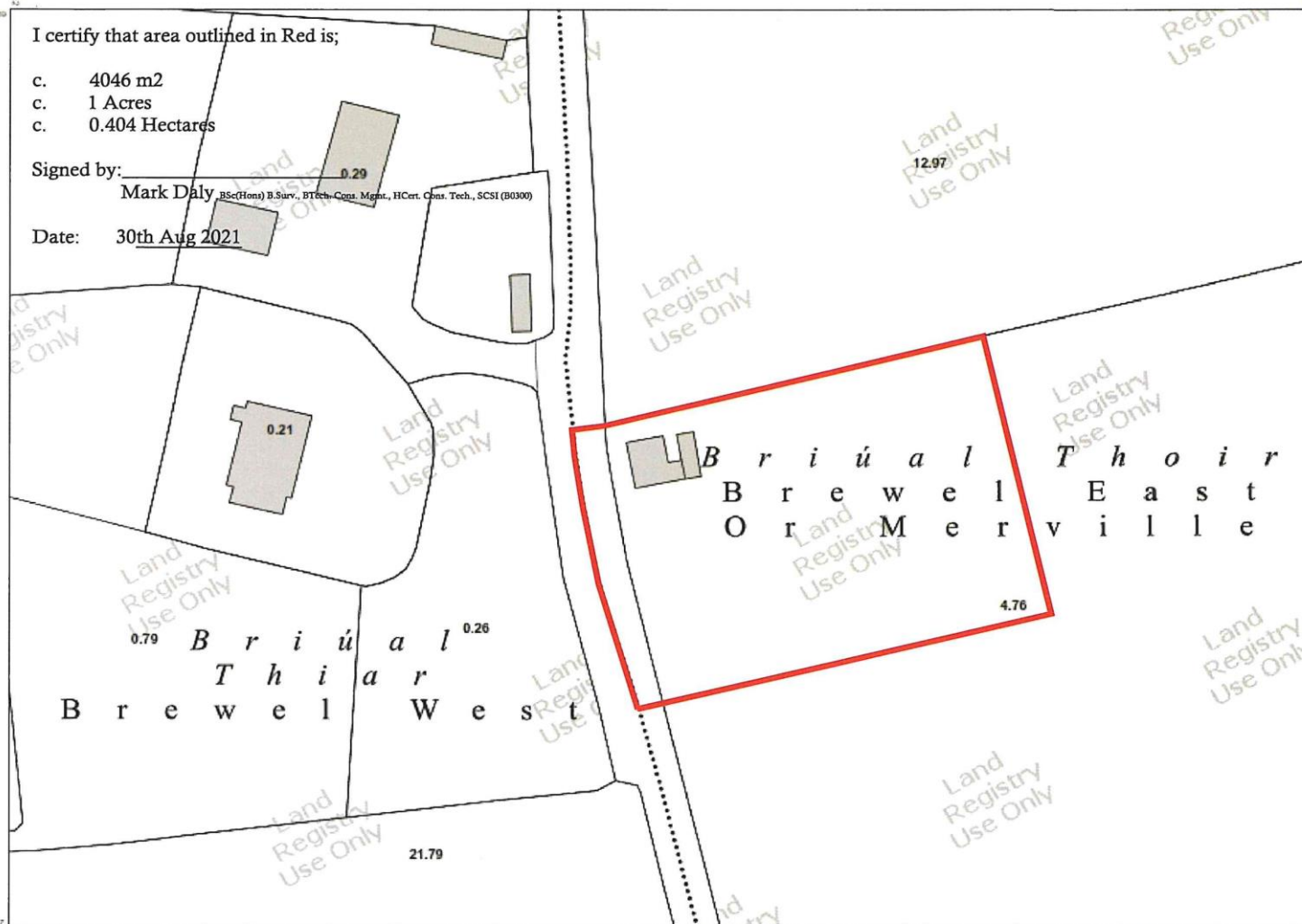
I certify that area outlined in Red is;

- c. 4046 m²
- c. 1 Acres
- c. 0.404 Hectares

Signed by:

Mark Daly, BSc(Hons) B.Surv., BTech. Cons. Mgmt., HCert. Cons. Tech., SCSI (B0300)

Date: 30th Aug 2021



OUTPUT SCALE: 1:1,000

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