



Coonan
PROPERTY



Location Map Only

FOR SALE BY PRIVATE TREATY

Bungalow & Farmyard

on c. 94.5 Acres/ 38.24 Ha.

Clonfert South | Maynooth | Co. Kildare

 (01) 490 3201

 www.jpmdoyle.ie

Clonfert, Maynooth, Co. Kildare

Bungalow & Farmyard on c. 94.5 Acres/ 38.24 Ha.

- Bungalow on c. 94.5 Acres/ 38.24 Ha of agricultural land in the sought-after townland of Clonfert South.
- The bungalow is ideal for extending and renovation or a replacement dwelling subject to the necessary planning permission.
- The lands are laid out in 8 divisions and currently in tillage and suitable for most agricultural purposes.
- Prime location in a rural setting yet only c. 7.5 km west of Maynooth and c. 5 km south of Kilcock.
- The lands are perfectly located with easy access to the M4 motorway leading directly into Dublin city.

LOCATION:

The Property is located in the townland of Clonfert South, c.7.5 Km west of Maynooth Town and just c. 5km from Kilcock town, nearby villages include Clane, Celbridge, Rathcoffey & Straffan, which have some quaint local traders, shops, restaurants & pubs. Straffan is also home to The K Club hotel & golf resort & Barberstown castle.

The subject lands are in a rural area consisting of farmland and one-off housing. The lands are in a prime location with easy access to the M4 motorway from either Maynooth or Kilcock. Maynooth is well serviced with a regular train and bus service to Dublin city.

With Intel Ireland in Leixlip, and the Kerry Group in Naas, several major employers have set up shop in Kildare. These businesses currently make a significant contribution to the health of the local and Irish economies. Maynooth is a prominent and vibrant area in the north of Kildare, c.23 km west of Dublin.

The M50 motorway is less than a 20 minute drive from the property. The area is rich in amenities with an excellent choice of both primary & secondary schools & third level education at Maynooth University. Sports clubs are plentiful in the area with G.A.A Clubs, Soccer, Rugby Clubs, Fishing & Equestrian activities all readily available. Other local attractions include Donadea Forest Park & Royal Canal Greenway.

THE PROPERTY

The subject property comprises of c. 94.5 Acres/ 38.24 Hectares, including a bungalow and farmyard. The residence comprises of a two-bedroom bungalow currently in need of extensive modernisation, built in c.1958 and extending to c.113.34 sq. m / 1220 sq. Ft. The accommodation consists of a porch, entrance hallway, Living room, Dining Room, Kitchen, Conservatory, Guest W.C., Bathroom & Two bedrooms.

The farmyard comprises of a five bay hay shed with lean-to off and outbuildings.

The land is made up of eight divisions currently in tillage. There are three separate access points to the holding, two agricultural entrances. The land is of good quality and suitable for most agricultural purposes.





RESIDENCE ACCOMMODATION

Porch:		
Entrance hallway: (<i>L-shaped</i>)	2.83m x 0.92m, 8.65m x 1.03m	
Living room:	3.68 x 3.98m	Features open fireplace.
Dining room:	5.03m x 3.67m	Features open fireplace and patio door to garden.
Kitchen: (<i>L-shaped</i>)	2.63m x 2.58m , 1.68m x 1.23m	Features fitted storage units, sink , solid fuel stove with back boiler.
Conservatory	6.08m x 2.92m	Features tiled flooring.
Guest W.C.:	1.06m x 1.66m	W.C.
Bathroom:	1.86m x 1.94m	Features W.H.B & bath.
Bedroom 1:	3.03m x 3.89m	
Bedroom 2 :	3.09m x 3.05m	



FARMYARD

- **Five Bay Hay shed with five bay lean-to.**
- **Derelict Milking Parlour & outbuildings.**

TENURE

The subject property is contained within Folio KE12188 and is being offered with vacant possession.



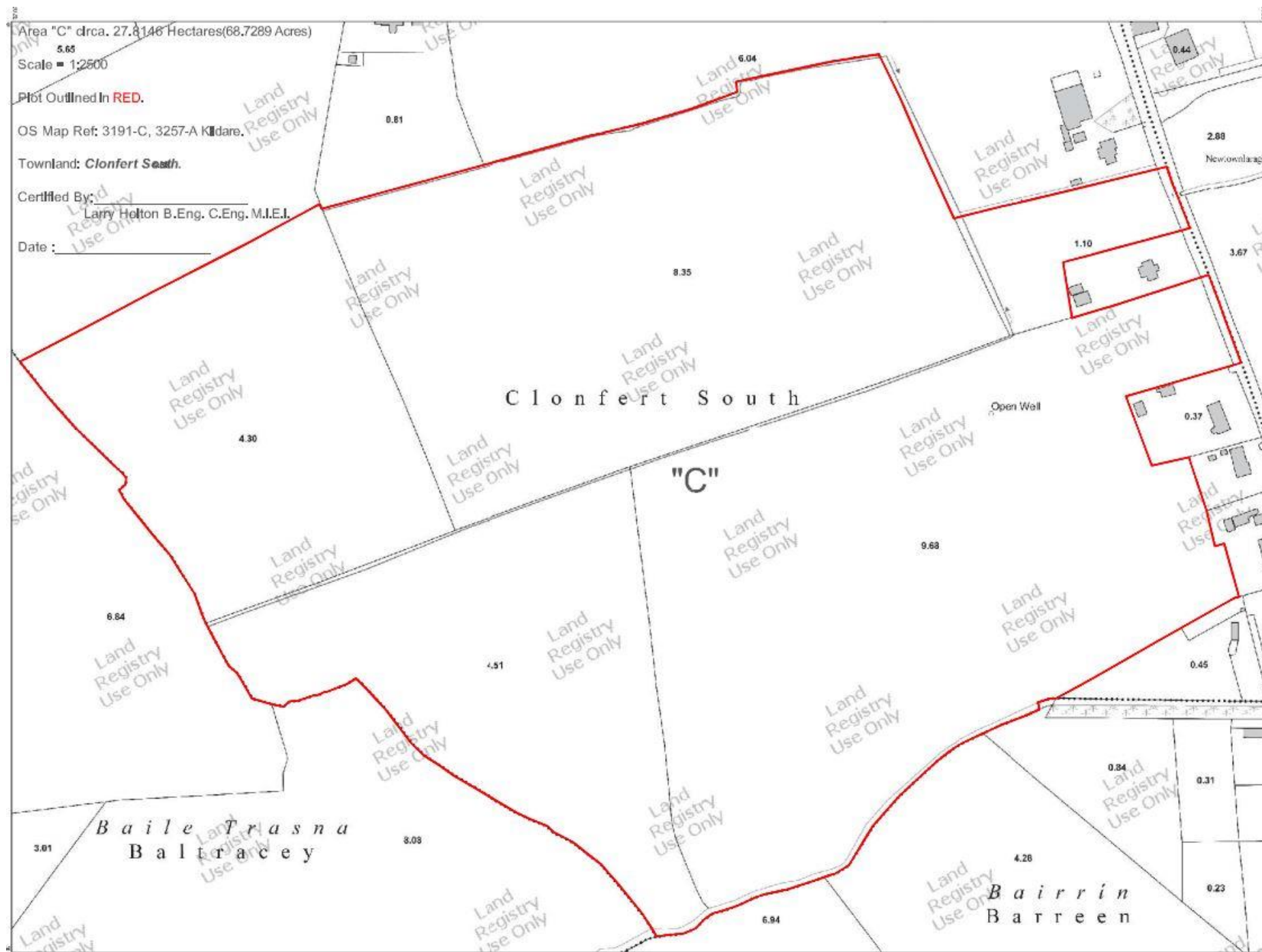
Scale = 1:2500

OS Map Ref: 3191-C, 3257-A Kildare.

Townland: *Clonfert South.*

Certified By: Larry Holt
Larry Holt B.Eng. C.Eng. M.I.E.I.

Date : _____



VIEWING:
BY APPOINTMENT ONLY

BER: F
BER NUMBER: 116660986

FOR SALE BY PRIVATE TREATY:



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