



**3 BEDROOM SEMI-DETACHED COTTAGE ON C. 0.56 ACRE**

**491 Ballysax Plains, The Curragh, Co. Kildare, R56 TH63**

**GUIDE PRICE: € 150,000**



**PSRA Reg. No. 001536**

**491 Ballysax Plains, The Curragh, Co.  
Kildare, R56 TH63**

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**FEATURES:**

- \* Ideal opportunity to put your own stamp on property.
- \* Large site c. 0.56 acre with room to extend (STP)
- \* Nice private rural location yet within easy access of amenities.
- \* Easy access to M7 & M9 Motorway.

**DESCRIPTION:**

The property is situated in the townland of Ballysax Plains, approximately 2 km the Curragh Plains, 8.5 km Newbridge, 10 km Kildare, 2 km Cutbush, c. 6 km Kilcullen and Junction 12 is c. 8 km providing direct access to Dublin City or South. The surrounding towns of Newbridge, Kildare and Kilcullen offer a wide array of educational, recreational and shopping facilities.

The property comprises a semi-detached extended 3 bedroom cottage containing c. 697 sq.ft. (c. 64.73 sq.m.) of accommodation and stands on a large site of c. 0.56 acres. The property is approached through a concrete driveway with small garden to the front, off street parking to the side and rear. The property is in need of complete and full renovation however has the benefit of a large garden to the rear.

The property benefits from PVC double glazed windows, PVC fascia/soffit and solid fuel central heating.

This presents a unique opportunity to acquire a renovation project in a great location on the Curragh.

The cottage hasn't been occupied in a number of years and is in poor condition, but it is ideal for extending existing cottage or a replacement home subject to obtaining the necessary Planning Permissions.

Newbridge, Kildare and Kilcullen provide schools, banks, post office, pub, restaurants and superb shopping to include Penneys, TK Maxx, Dunnes, Tesco, Aldi, Lidl and the Whitewater shopping Centre with 75 retail outlets, foodcourt and cinema and Kildare Village Retail Outlet. Local amenities include GAA, rugby, soccer, athletics, hockey, basketball, swimming, fishing canoeing, leisure centres, golf and racing in the Curragh, Naas, and Punchestown.

**ACCOMMODATION:**

Entrance Hall 0.9m x 2.1m

Sitting Room 4.58m x 3.35m  
Carpet, fireplace, open fire

Kitchen/Dining Room 2.44m x 3.64m  
Solid fuel Stanley stove, Indesit cooker

Back Hall 0.90m x 1.88m

Bathroom 2.53m x 1.73m  
Bath, w.c., w.h.b.

Bedroom 1 4.57m x 3m  
Carpet

Bedroom 2 2.38m x 3.72m

Bedroom 3 1.97m x 2.56m  
Timber floor

**OUTSIDE:**

Large rear garden overgrown. Outbuildings in poor condition.

**SERVICES:**

Mains water, septic tank, electricity and solid fuel central heating.

**INCLUSIONS:**

Curtains, light fittings, Stanley range, electric cooker, extractor, washing machine

**SOLICITOR:**

Shane McDonald  
McDonald Solicitors  
5 Railway Terrace  
Dublin Road  
Naas  
Co. Kildare

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