



CHARMING SEMI - DETACHED 2 BEDROOM COTTAGE ON C.0.71 ACRES.

**701 BARKERSFORD, ATHY,
CO. KILDARE, R14 VX65**

GUIDE PRICE: €150,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

**701 BARKERSFORD, ATHY,
CO. KILDARE. R14 VX65.**

LOCATION:

This charming cottage is situated on a large corner site extending to 0.71 acres just outside the town of Athy with lovely views of the surrounding countryside.

The property is superbly located just off the R148 Athy to Kilcullen Road located c. 2.5 KM from Athy Town Centre and the train station.

Athy is an attractive commercial town with a thriving local community including shops, pubs and restaurants and plenty of amenities to include Rugby, GAA, Soccer, Athy Rowing and canoeing Club to name a few. The train station is on the Dublin to Waterford intercity route, with on average 9 trains per day travelling time to Dublin ranging from 45 mins – 1 hour.

The property is a short distance from the M9 Motorway and accessible to a range of locations including:

Newbridge:	28km
Naas:	45km
Portlaoise:	25km
Carlow:	20km
Dublin City Centre:	80km

DESCRIPTION:

A charming two bedroom semi-detached cottage on a large site extending to 0.71 acres which would be suitable for extension or to apply for Planning Permission for a replacement dwelling. The property was built in the early 1940's and extends to c. 500 sq.ft.

ACCOMMODATION:

Entrance Hall: 2 m x 1.86 m with tiled floor and attic access.

Kitchen/Dining/Living: 4.85m x 3m with tiled floor, splashback, built in ground and eye level presses, Stanley Stove with Back boiler, stainless steel sink, electric oven, ceramic hob and extractor with rear door to deck.

Bedroom 1: 3.8m x 3.58m. wooden floor and range of built in wardrobes.

Bedroom 2: 3.58m x 2.03m. wooden floor.

Bathroom: 2.75m x 2m. fully tiled floor & walls, w.c., whb and triton electric shower.

Garage: 6.15m x 4m. plumbed for water and ducting in for electricity.

SERVICES:

Well water, septic tank drainage, alarm, oil fired central heating.

FEATURES:

- PVC double glazed windows.
- Oil fired central heating.
- C. 0.71 Acres site.
- Detached garage.
- Located close to Athy with lovely views of the surround countryside.
- Potential for extension to existing dwelling or apply for replacement dwelling (STP).

OUTSIDE:

Approached through timber gates to a stone driveway with gardens to the front and side of the property along with a paddock. Situated on c. 0.71 Acre of gardens with flower beds, hedges and paddock to the side.

AMENITIES:

Local amenities include GAA, rugby, soccer, tennis, hockey, fishing, canoeing, leisure centre, golf, and racing in Punchestown, Naas and the Curragh.

INCLUSIONS:

TBC

BER: G Certificate No. 112395785

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