

## UNIQUE DEVELOPMENT POTENTIAL



**A FINE RESIDENTIAL LICENSED PREMISES ON C. 3.3 ACRES**

**“WALLS OF KILGOWAN”, KILGOWAN, KILCULLEN, CO. KILDARE, W91 WN67**

**PRICE: € 695,000**



**PSRA Reg. No. 001536**



## FOR SALE

“WALLS OF KILGOWAN”, KILCULLEN,  
CO. KILDARE, W91 WN67

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### TREMENDOUS DEVELOPMENT OPPORTUNITY

#### LOCATION:

Situated on the Dublin to Waterford Road (R413) between the towns of Kilcullen and Castledermot, the property has a prominent position. The property is c. 7 km Kilcullen, c. 15 km Dunlavin, c. 20 km Castledermot, c. 5 km Calverstown, c. 20 km Newbridge and c. 18 km Kildare Town.

#### DESCRIPTION:

A long established bar and restaurant (1959) comprising:

- Bar
- Old Lounge
- Restaurant and carvery
- Ladies & Gents toilets.
- Fitted kitchen,
- 2 Cold Rooms
- Residence with sittingroom, kitchen, 4 beds and bathroom.

#### OUTSIDE:

- Large carpark
- Farm yard includes
- 4 span shed and lean-to
- 3 span slatted unit joining
- Various ancillary outbuildings
- Kennels located within c. 3.3 Acres and large gardens leading to dog runs.
- Large c. 3.3 Acres suitable for development.
- Extensive road frontage on side road.

#### SERVICES:

We understand that mains water, septic tank drainage, oil fired central heating and electricity are available to the premises.

**BER C3**

BER No. 800933533

#### CONTACT:

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**STRICTLY BY APPOINTMENT**



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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

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1:1000 Scale

