

Residential

Coonan
PROPERTY



Ash Hill, Ballymacoll, Dunboyne, Co. Meath **F.P.P Replacement Dwelling**

- Beautiful holding with equestrian facilities and full planning permission for 2,800 sq.ft. replacement dwelling (planning ref: 21/139)
- Opportunity to develop superb residential holding adjacent to Ballymacoll and Hamwood Studs
- Yard includes American barn with 8 stables, sand arena and dungstead
- Land in nice sized paddocks with additional road frontage
- Excellent location between Maynooth and Dunboyne on the Kildare/Meath border.

Dunboyne 3km, Maynooth 5km, M50 motorway 15km,
Dublin Airport 27km

**Derelict Residence,
Yard and approx.
9 acres (3.67 ha)**

**Guide Price:
POA**

**For sale by Public Auction
on the 5th June in the
Glenroyal Hotel at 3pm**

Description

Coonan
PROPERTY

Description:

The property consists of a derelict house and garage, an American style barn with stables, a sand arena on approximately 9 acres (3.67 ha). The derelict house site comes with full planning permission for a 2,800 sq.ft. replacement dwelling (planning ref: 21/139)

The current garage has been converted to a 2 bedroom house.

The accommodation comprises of:

- Kitchenette with wall and floor units, extractor fan and oven
- Sitting room with wooden floors and a solid fuel stove
- Guest w.c. with shower, w.c. and w.h.b.
- Bedroom 1 (4.39m x 2.038m)
- Bedroom 2 (3.054m x 3.58m)

Yard space:

- Sand arena (50m x 26m)
- Dungstead with concrete walls
- Stud railed paddocks
- American style barn (22.97m x 11.78m) including 8 stables fitted with drinkers, mats and feed troughs, a tack room and changing area



Location

Coonan
PROPERTY

Location:

The property is set on a quiet country road just off of the R157 which joins Maynooth to Dunboyne. Both towns offer a range of amenities including schools, supermarkets, sports clubs and hotels. Maynooth is also home to Maynooth University and Maynooth Business Park. Leixlip is also easily accessible, home to the Intel Ireland Campus while the renowned Carton House and Demesne are nearby.

There are excellent transport links in the area including access to the M4 motorway at Junction 7, M3 motorway at Junction 5, multiple bus routes to Dublin city and access to the Dublin Connolly train line via Maynooth or Dunboyne train stations.

Additional Information:

- Full planning permission for replacement dwelling
- Of interest to those with an equestrian or agricultural interest
- Excellent location close to Dunboyne, Maynooth and Leixlip
- Equestrian facilities ready to use
- Garage converted to living space

Services:

- ESB
- Boiler shed with oil burner



coonan.com

Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



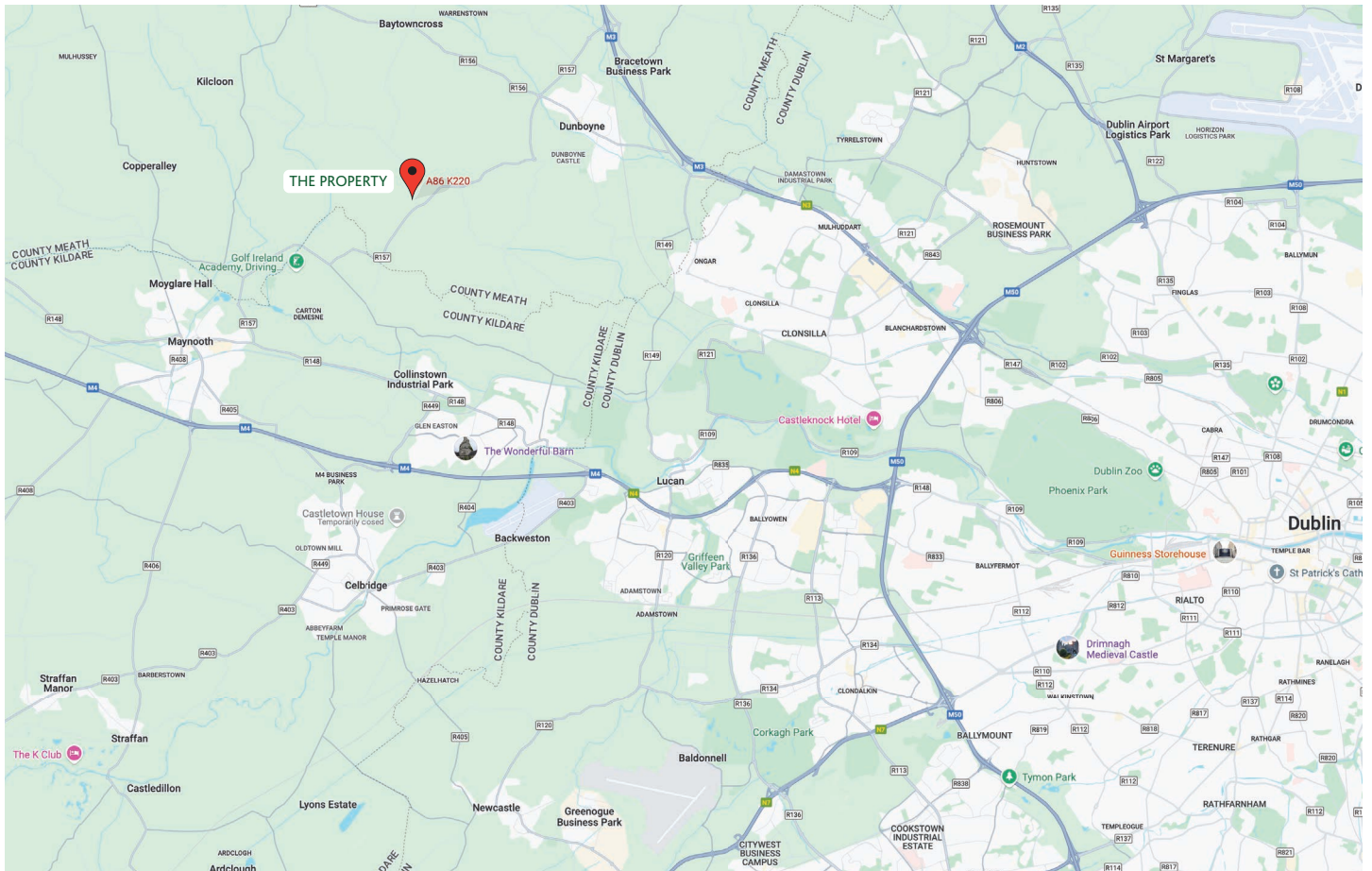
Accommodation

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

Eircode: A86 K220

Viewing

By appointment only

Contact information:

Philip Byrne

T: 01 628 6128

E: philipb@coonan.com

Solicitors:

Brian Rennick, Rennick Solicitors,
Suite 1, Bracetown Business Park, Clonee,
Dublin 15

T: 01 825 1030



PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

T: 01 505 2718

E: admin@coonanmortgage.com

coonan.com