



**DETACHED C. 1,680 SQ. FT. RESIDENCE ON
C. 18 ACRES WITH YARD & SHED (Executor Sale)**

**BLACKTRENCH, NAAS, CO. KILDARE
EIRCODE W12 Y963**

GUIDE PRICE: €325,000

**Public Auction Tuesday the
21st May 2019 in the
Keadeen Hotel @ 4pm
(unless previously sold).**

JORDAN 
PSRA Reg No. 001536

**FOR SALE BY PRIVATE TREATY
BLACKTRENCH, NAAS, CO. KILDARE.
(EXECUTOR SALE)**

DESCRIPTION:

New to the market this detached bungalow is set on c. 18 acres in a quiet rural setting within 8 km of Newbridge & Naas. The property is presented in good condition throughout containing c. 1,680 sq. ft. (c. 156 sq. m.) of accommodation with 4 bedrooms.

Outside, there is a large workshop extending to circa 285 sq.m. (3,068 sq.ft) with a concrete yard and separate entrance to the house. The majority of the land is all in timber apart from a paddock to the rear and side of the yard.

The property benefits from good road and rail infrastructure with the M7 Motorway at Junction 10 within a short drive and the commuter rail service available at both Newbridge & Sallins.

SERVICES:

- Mains water.
- Septic tank drainage.
- Refuse collection.
- Oil fired central heating.
- Electricity.

OUTSIDE:

- Gardens to front.
- Workshop to rear of c.3,068 sq.ft with separate access from the road.
- Large paddock to rear of yard and balance of lands in timber.

ACCOMMODATION:

Entrance Hall: 2.48m x 4.35m with cloakroom, hot press (immersion).

Kitchen/Dining room: 4.6m x 7.56m with tiled floor, Stanley cooker, built in presses and coving.

Family room: 9m x 4.1m with oak floor coving & 9^{ft} ceilings.

Utility room: presses, tiled floor, plumbed and door to yard.

Bedroom 1: 4.7m x 3.27m with feature fireplace & coving.

Bedroom 2: 3.3m x 3.1m with built in wardrobes.

Bedroom 3: 3.35m x 3.11m with built in wardrobes.

Bedroom 4: 3.28m x 4.0m with built in wardrobes and vanity unit.

Bathroom: Tiled floor with w.c., w.h.b and shower.

SPECIAL FEATURES:

- In a quiet rural setting but convenient to Naas, Newbridge, M7 and Railway line.
- Oil fired central heating.
- PVC double glazed windows.
- Concrete yard and shed, ideal for any number of uses.

LANDS:

Circa 15 acres planted in 2006 (softwood). Premium of €1,100 per annum payable up to 2021 No further detail available. There are two separate access points to lands.

INCLUSIONS:

Fixtures only.

BER D2

No:11676383

SOLICITOR:

Francis B. Taaffe & Co Solicitors, Edmund Rice Square, Athy, Co. Kildare (contact: Seamus Taaffe).

DIRECTIONS:

From Naas:

Take the road towards Rathangan and proceed for 3km. Once you go over the Railway Bridge continue for another 1.5km and take a left turn at the Jordan sign. Proceed down the road for 1km and the property will be on your right (Jordan sign).

From Newbridge:

Take the Barretstown Road for 5.5km and once you come to Railway Bridge turn left and continue on the Rathangan road for 1.5km taking a left turn at the Jordan sign. Proceed down the road for 1km and the property will be on your right (Jordan sign).

EIRCODE W12 Y963

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale. 10% deposit required payable by either cheque or bank draft.

CONTACT:

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Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2019. PSRA Reg No. 001536. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007519 ©

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