



‘THE NAILERS’

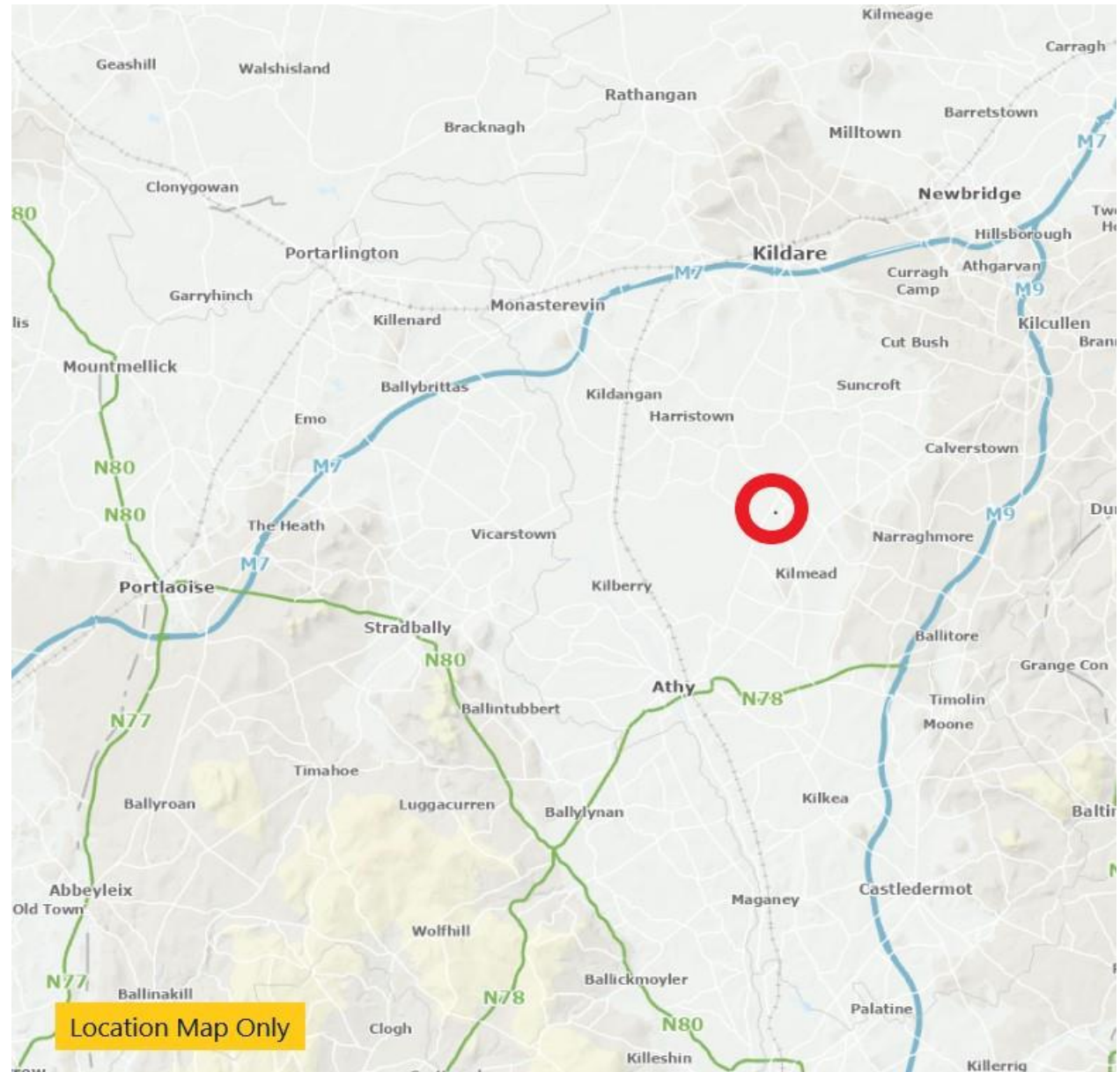
RESIDENCE & WORKSHOP ON C. 1 ACRE

Ardellis Lower | Athy | Co. Kildare | R14 XY75

LOCATION

The property is situated in the townland of Ardellis Lower, a rural location in south County Kildare. The property enjoys a convenient position within easy reach of Athy, Kilcullen and Newbridge, providing access to a wide range of services, amenities and transport links. Athy offers schools, supermarkets, retail facilities, sporting amenities and rail services, while Kilcullen provides a vibrant town centre and direct access to the M9 motorway. Newbridge, one of Kildare's principal commercial centres, offers extensive shopping facilities, employment opportunities, secondary schools and rail connections to Dublin.

The property is also conveniently located close to the M7 motorway, providing excellent connectivity to Dublin, Naas, Portlaoise and the wider national road network. The internationally renowned Kildare Village shopping destination is within easy reach, offering a range of premium retail outlets, restaurants and visitor amenities. The property also benefits from proximity to the renowned Curragh Racecourse and the wider Curragh Plains, an area closely associated with Ireland's thoroughbred and equestrian industries.



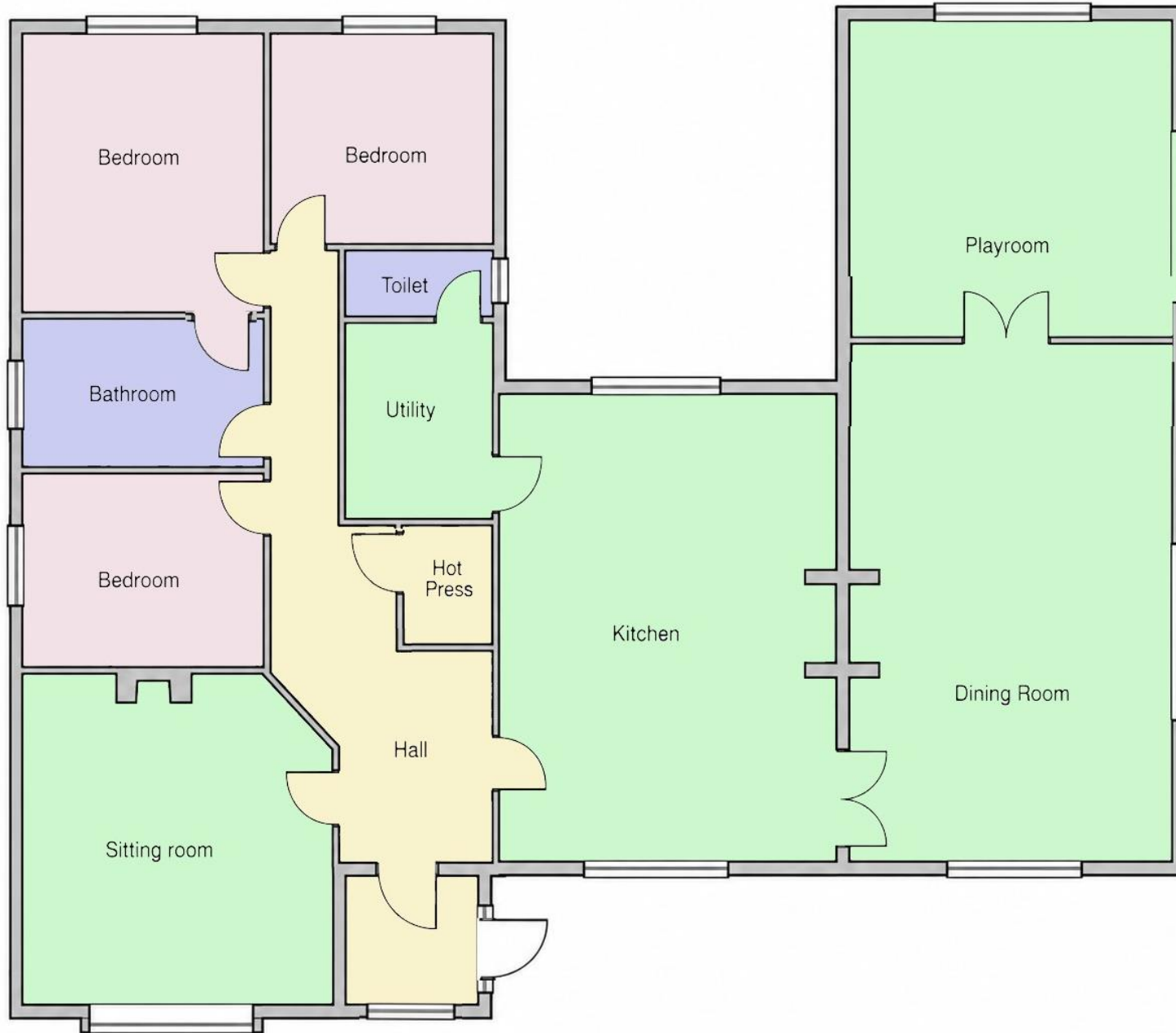
DESCRIPTION

J.P. & M. Doyle are delighted to present "The Nailers", a substantial residential and commercial holding set on mature grounds extending to approximately 1 Acre. The property comprises a spacious four-bedroom detached residence together with a large workshop and office building and a separate garage/store, offering an excellent opportunity for those seeking a home with extensive ancillary accommodation.

The residence extends to approximately 175 sq.m. / 1,883 sq.ft. and provides bright, well-proportioned accommodation throughout. A welcoming entrance hall leads to four generously sized double bedrooms and a family bathroom. To the rear of the property is a practical utility room with guest W.C.

The heart of the home is the impressive open-plan kitchen and dining area, featuring a dual aspect overlooking both the front lawn and rear garden, creating a bright and inviting space ideal for family living and entertaining. A particularly attractive feature is the large family living room which is complemented by a rear extension, providing a versatile space suitable for use as a home office, study, gym, playroom or additional reception room.





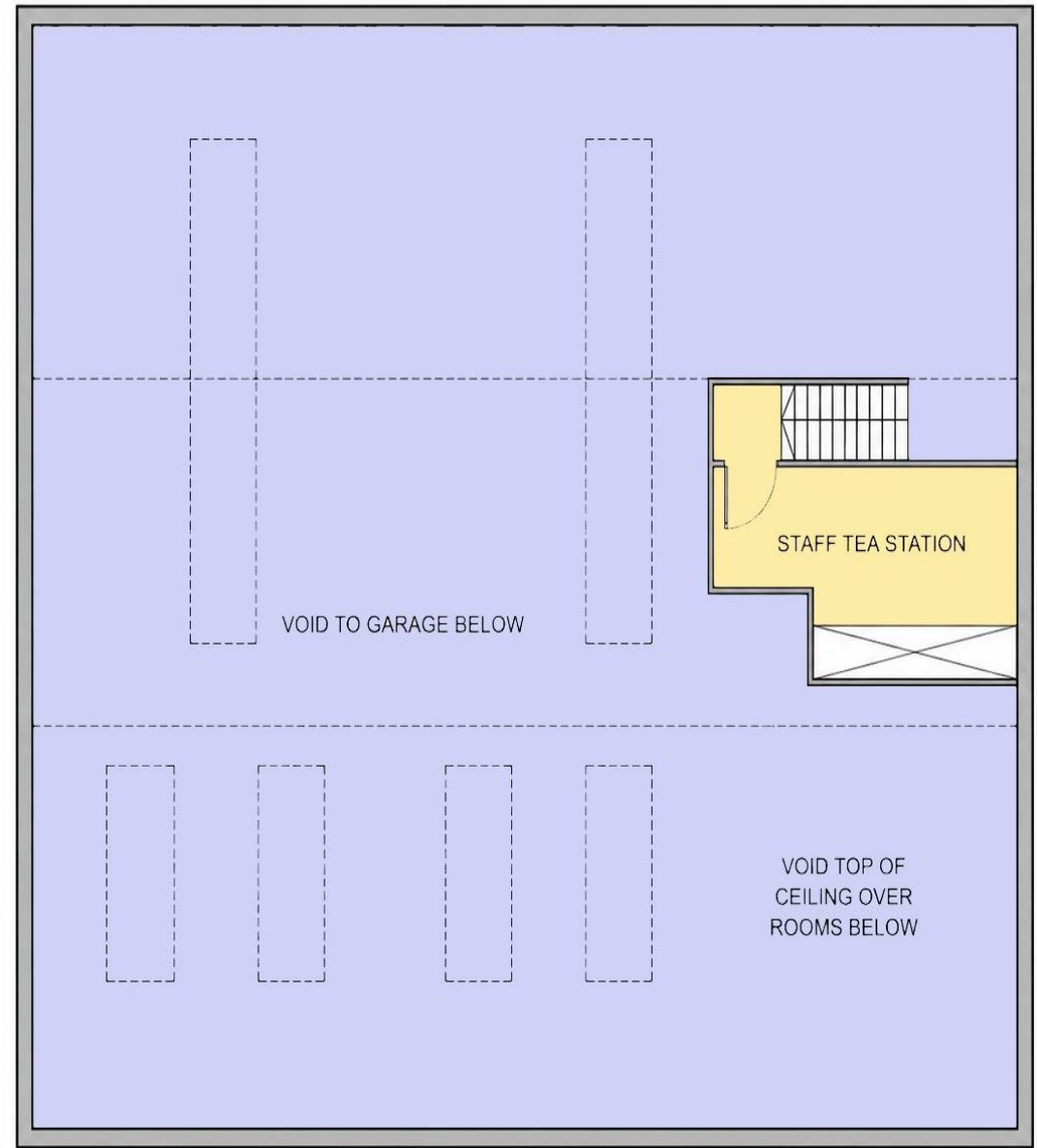
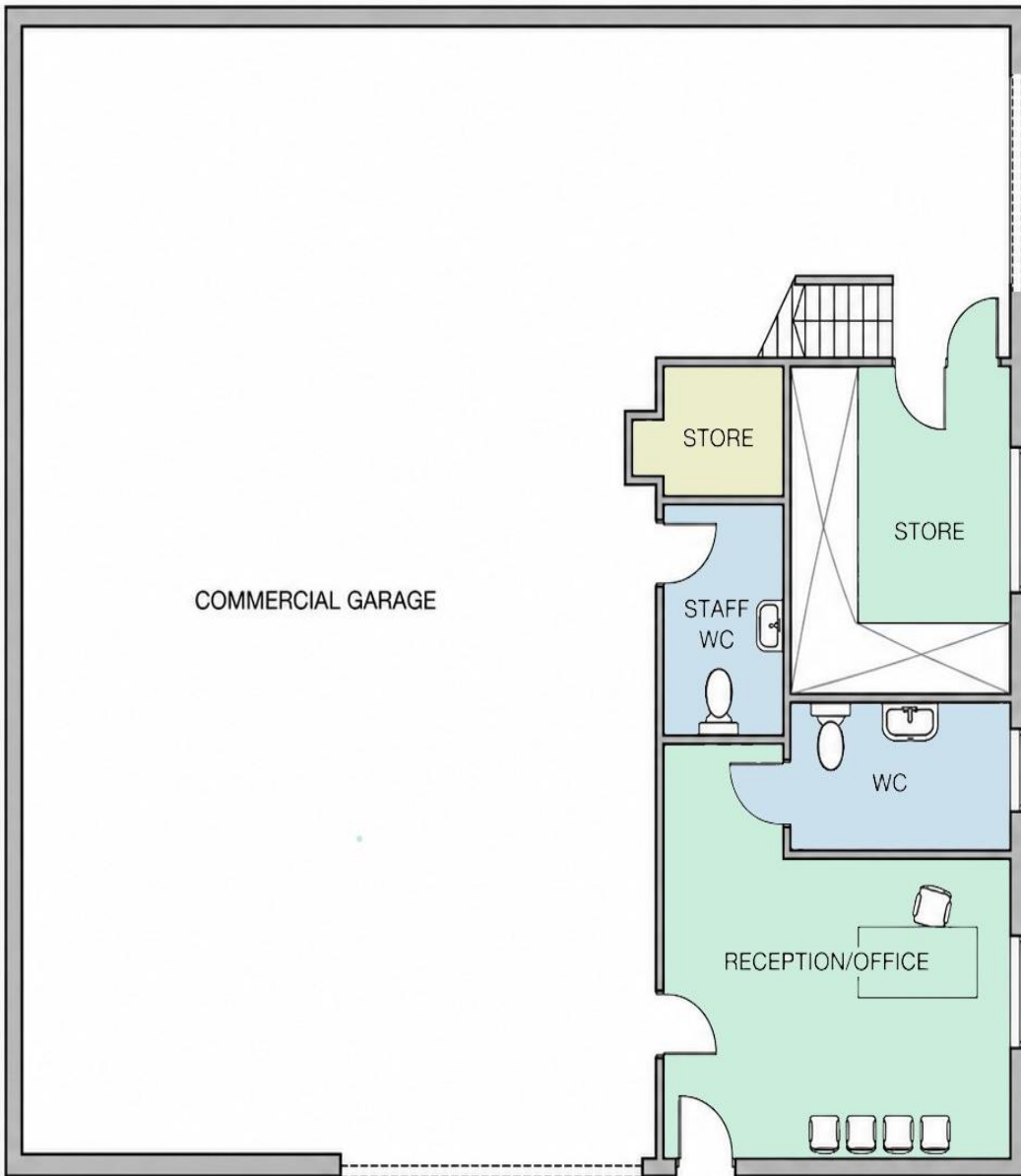




WORKSHOP & OFFICES

A significant feature of the property is the detached workshop and office building extending to approximately 221 sq.m. / 2,378 sq.ft. The accommodation comprises a large open-plan workshop area together with office accommodation and W.C. facilities to the front. The building offers excellent flexibility and is ideally suited to a wide variety of business, storage, workshop or hobby uses (subject to any necessary consents).





GARAGE / STORE

To the rear of the property is a substantial detached garage extending to approximately 100 sq.m. / 1,076 sq.ft. The building has traditionally been used as a fuel and garden store but lends itself to a variety of alternative uses including vehicle storage, machinery storage, workshop space or general-purpose storage.



GARDENS

The entire property is set on mature grounds extending to approximately 1 Acre, providing ample parking, circulation space and landscaped areas. The combination of a spacious family home, extensive workshop and office accommodation and substantial storage facilities makes "The Nailers" a unique and versatile property with broad appeal to owner-occupiers, business owners and those seeking a home with significant ancillary accommodation.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€545,000

BER:

House – C3

Workshop -D2

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