

For Identification purposes only



BER E1

**3 BED COTTAGE WITH YARD ON
C. 0.43 HECTARES (1 ACRE).**

**GALLOWSHILL, ATHY, CO. KILDARE
R14 FR49**

Guide Price: €300,000

**FOR SALE BY
PRIVATE TREATY**



PSRA Reg No. 001536

HIGH PROFILE 3 BEDROOM COTTAGE WITH YARD AND PADDOCKS EXTENDING TO 0.43 HECTARES (1 ACRE).

LOCATION:

The property occupies a high-profile location fronting onto the Athy Distributor Road which opened in 2024 and also the R418 towards Kilkea. The Distributor Road has improved connectivity around the town, alleviating decades of traffic congestion.

One of the main selling points in Athy is its accessibility to a wide number of towns with Carlow, Portlaoise, Naas, Newbridge and Kilkenny all accessible in 30 to 40 minutes' drive, in addition to this the M9 Motorway is less than 10 mins.

DESCRIPTION:

The property comprises a 3-bedroom cottage extending to approximately 72.3 sq. m (778 sq. ft) with adjacent hardcore yard and paddock giving a total site area of 0.43 hectares (1 acre).

The accommodation is as follows:

Entrance hall, sitting room, kitchen, bathroom and 3 bedrooms. The property does require upgrade but should qualify for the vacant home renovation grant of €50,000 (no guarantee given and it's up to a purchaser to complete their own due diligence on this matter).

PLANNING:

The property is currently inside the Athy Town Development Plan 2021 – 2027 boundary and zoned 'I' Agriculture with future re-zoning potential.

THE OPPORTUNITY:

- High profile opportunity with extensive frontage onto Distributor Road and the Kilkea road.
- Excellent accessibility to a range of locations.
- Property within the development boundary under the Athy Development Plan.
- House should qualify for vacant homes grant of €50,000.
- Potential for a wide range of uses.

GUIDE PRICE:

€300,000.

TERMS OF SALE:

All offers in writing with proof of funds supplied.

SOLICITOR:

H.G Donnelly & Sons, Duke St, Athy, Co. Kildare.

SERVICES:

ESB, septic tank, mains water.

BER:

BER E1

CONTACT:

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