

# Land

**Coonan**  
PROPERTY



## Clonfert, Maynooth, Co. Kildare Bungalow on approx. 94.5 acres (38.24 ha)

- Bungalow on approx. 94.5 acres (38.24 ha) of agricultural land in the sought-after townland of Clonfert
- The bungalow is ideal for extending and renovation or a replacement dwelling subject to the necessary planning permission
- The lands are laid out in 8 divisions and currently in tillage and suitable for most agricultural purposes
- Prime location in a rural setting yet only 7.5km west of Maynooth and 5km south of Kilcock
- The lands are perfectly located with easy access to the M4 motorway leading directly into Dublin city

Bungalow on  
approx. 94.5 acres  
(38.24 ha)

Price on  
Application

Private Treaty

# Description

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## The Property

The subject property comprises of approx. 94.5 acres (38.24 ha) including a bungalow and farmyard. The residence comprises of a two-bedroom bungalow currently in need of extensive modernisation.

The farmyard comprises of a five bay hay shed with lean-to off and outbuildings.

The land is made up of eight divisions currently in tillage. There are two separate access points to the holding. The land is of good quality and suitable for most agricultural purposes.



# Location

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The lands are located in the townland of Clonfert approximately 7.5km west of Maynooth town and just 5km from Kilcock town. The subject lands are in a rural area consisting of farmland and one-off housing. The lands are in a prime location with easy access to the M4 motorway from either Maynooth or Kilcock. Maynooth is well serviced with a regular train and bus service to Dublin city.



With Intel Ireland in Leixlip and the Kerry Group in Naas, several major employers have set up shop in Kildare. These businesses currently make significant contributions to the health of the local and Irish economies. Maynooth is a prominent and vibrant area in the north of Kildare, approx. 23km west of Dublin. There is a wealth of recreational amenities in the area including fishing, golfing, horse-riding as well as excellent sporting activities including a number of GAA Clubs and North Kildare Sports Club.

## Tenure

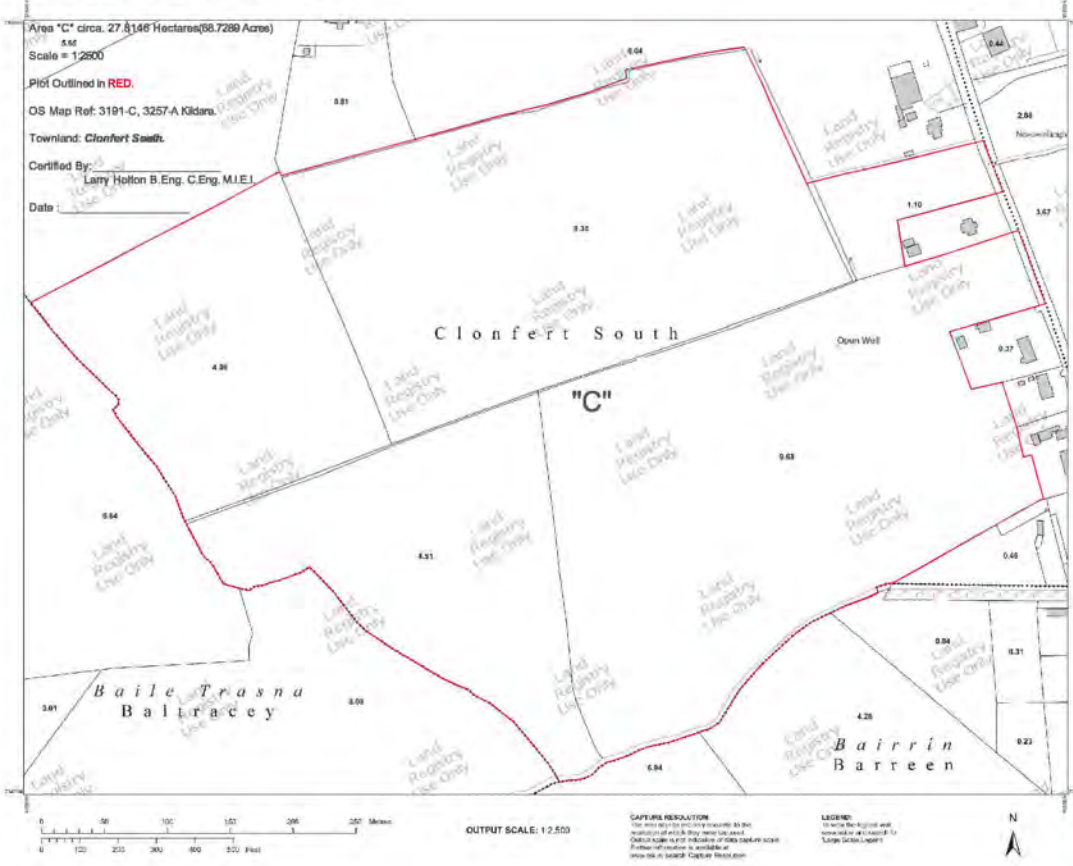
The subject property is contained within Folio KE12188 and is being offered with vacant possession.



# Map

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## Land Registry Compliant Map



**Tailte Éireann**

**CENTRE COORDINATES:**  
 TM 68941,73012

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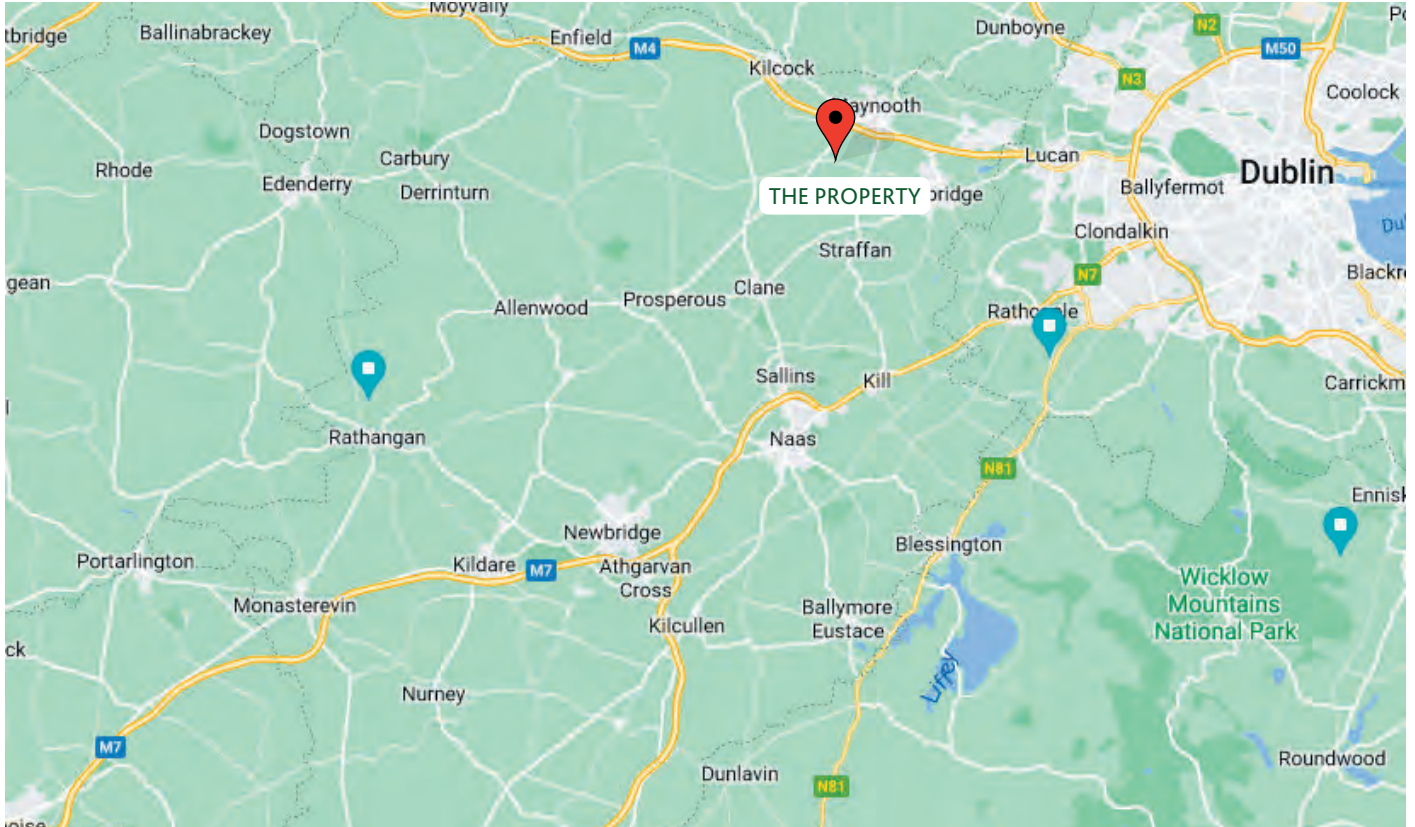
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# Directions

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## Directions:

W23 EE98

## Viewing:

By appointment only at any reasonable hour.

## Solicitor

Mary Cowhey & Co.,  
Unit 2/3 Manor Mills Shopping Centre, Maynooth, Co. Kildare.  
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