



**Substantial Building c. 322 Sq. Mt. / 3,466 Sq. Ft.,
Chapel Street | Ballymore Eustace |
Co. Kildare | W91 X685**

FOR SALE BY PRIVATE TREATY

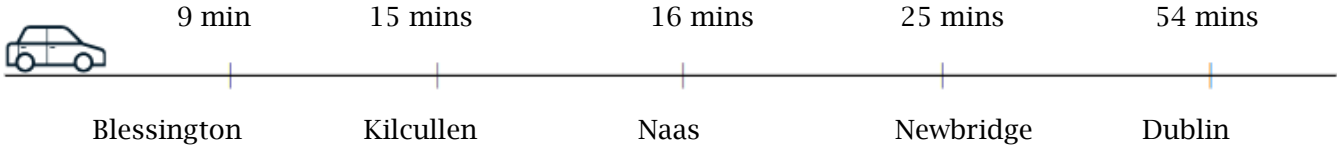
LOCATION

The subject property is located on Chapel Street in the heart of Ballymore Eustace, a peaceful rural village, with a great sense of community yet within easy access of major road networks including the M7 and N81. It has award-winning pubs and restaurants, a school, shops and a thriving GAA club. It is just 15 kms from Naas and 11 kms from Blessington, each with an abundance of shops, restaurants, bars, sporting facilities and secondary schools.

The village has an ever-increasing population and has proven to be a very popular and exclusive location with its rural feel yet it's close proximity to Naas town and the City Centre.



- Blessington: c. 8.9 kms.
- Kilcullen: c. 10.7 kms.
- Naas: c. 12.2 kms.



DESCRIPTION

The property comprises of a large corner building extending to c. 322 Square Metres / 3,446 Square Feet, with immense potential for redevelopment, the ground floor is currently vacant and comprises of a former convenience store extending to c. 240 Square Metres / 2,583 Sq. Ft. with a first floor area is laid out in Hall, Livingroom/ Kitchen, Bathroom, Store and Two rooms currently in use as bedrooms extending to c. 65 Square Metres / 700 Sq. Ft. square feet. There is a good side entrance with separate access to the first floor and there is a large rear gardens offering future development potential. Planning permission was granted previously for extension of the property and development of further residential space on the first floor.



ACCOMMODATION

GROUND FLOOR:

240 Sq. Mts.

Former Shop, Stores and offices.

FIRST FLOOR:

66 Sq. Mts.

Laid out in Hall, Store, Bathroom, Kitchen/ Dining room, Study & Bedroom (Classified as offices for planning)





VIEWING:

By Appointment Only

PRICE REGION:

€299,000

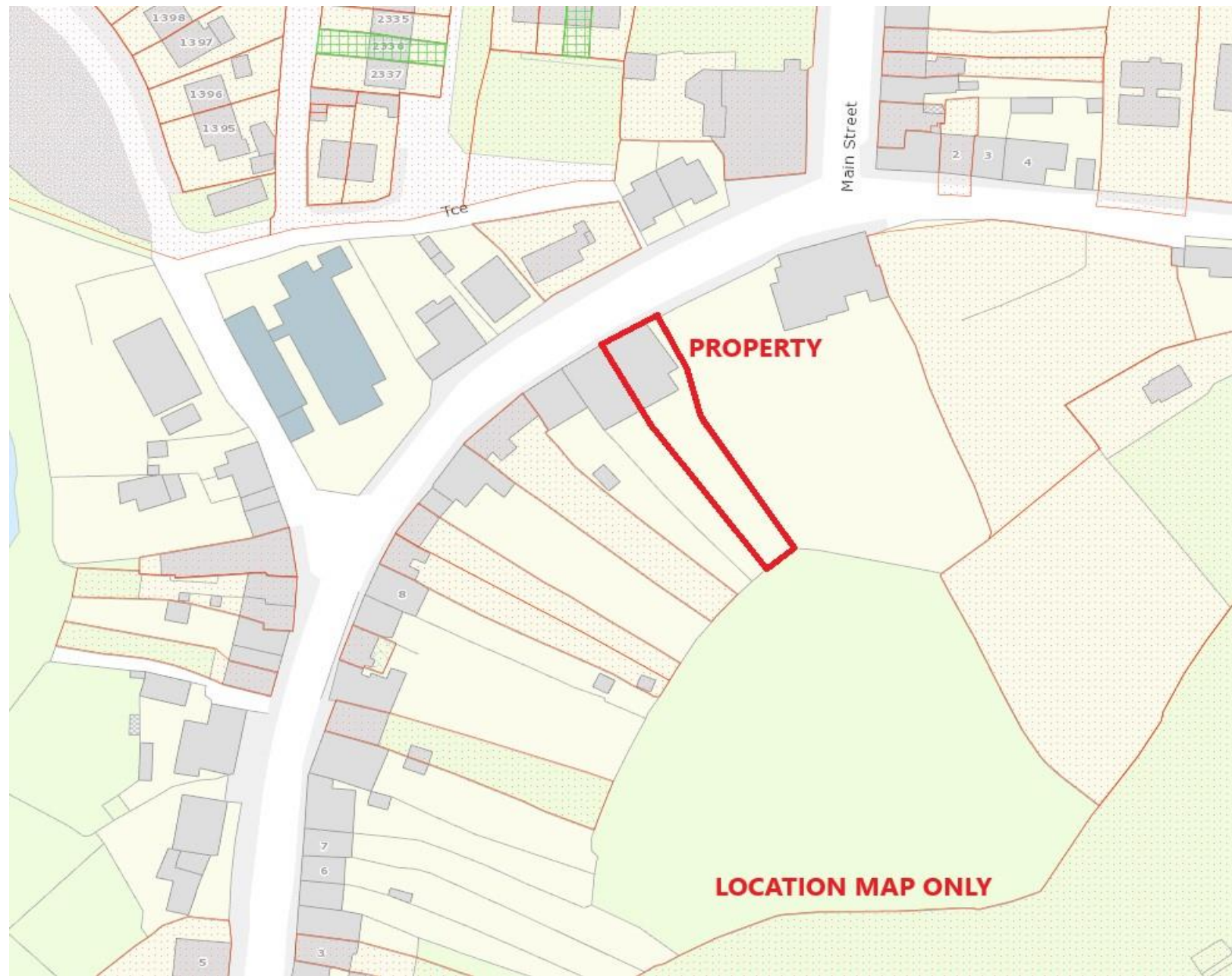
BER: C2 (800226227)

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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