

Property Should Qualify For The Vacant Homes Grant of €50,000



DETACHED RESIDENCE ON
C. 0.58 HECTARES (1.45 ACRES)

MORGANSTOWN
BALLYMORE EUSTACE
CO. KILDARE
W91 K3E9

Guide Price: €350,000

FOR SALE BY PUBLIC AUCTION
THURSDAY 24TH APRIL 2025 @ 3PM
IN THE KEADEEN HOTEL
NEWBRIDGE



PSRA Reg No. 001536

DETACHED RESIDENCE ON A SUPERB MATURE SITE OF 1.45 ACRES.

LOCATION:

The subject holding is situated between Ballymore Eustace (5km) and Naas (8km) in the townland of Morganstown.

It is accessed via a series of local roads which connect the surrounding hinterland with the various Towns and Villages including Blessington 7km and Kilcullen 14km. The N81 is 10 mins drive with the M7 about 15 mins with Punchestown Racecourse only 3.5km

DESCRIPTION:

The property comprises an original cottage with extension giving a total floor area of c.99.76 sq. m (1,073 sq. ft). The accommodation is as follows:

Entrance hall, sitting room, kitchen, living room, bathroom and 2 bedrooms.

The property requires upgrade throughout but stands on a lovely mature site with dual frontage on 0.59 hectares (1.45 acres).

Outside there is a detached shed and an enclosed paddock. There is ample opportunity to extend the house if required and the property should qualify for the vacant renovation grant of €50,000.

THE OPPORTUNITY:

- Great location, easily accessible to Naas, Ballymore Eustace, Kilcullen & Blessington.
- Short distance from the M7 & N81.
- 2-bedroom residence extending to 99.76 sq. m (1,073 sq. ft).
- Private enclosed site of 0.59 hectares (1.45 acres).
- Extensive road frontage on two sides.
- Property should qualify for the vacant home grant.

SERVICES:

Septic tank, mains water & ESB.

SOLICITOR:

Burns Nowlan, Newbridge, Co. Kildare. 045 – 432382.

AUCTION DETAILS:

Public Auction on Thursday 24th April 2025 at 3pm in the Keadeen Hotel, Newbridge. If successful, the purchaser must sign contracts and pay a 10% non – refundable deposit.

BER:

BER > G No: 118178987

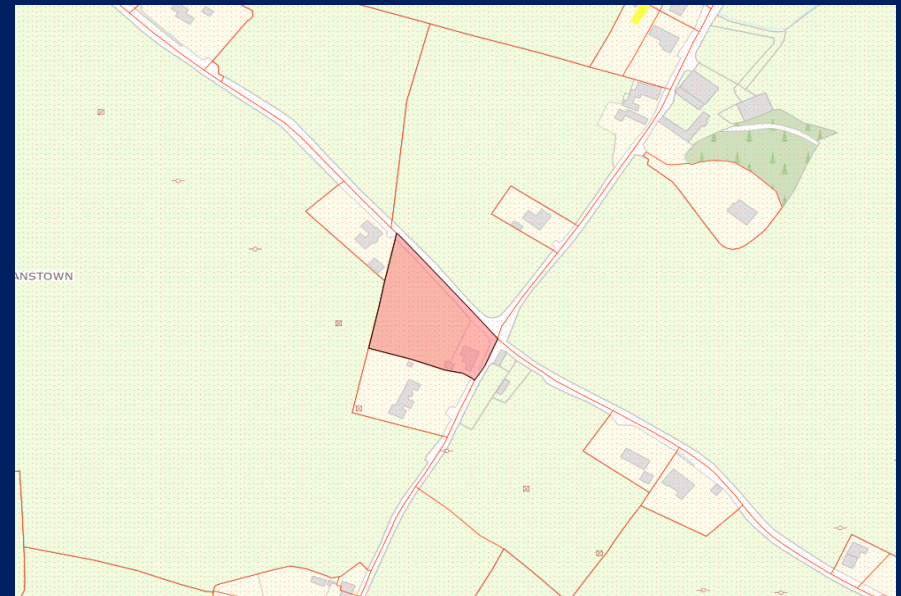
DIRECTIONS:

Eircode: W91 K3E9

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