



A CHARMING DETACHED COTTAGE STYLE

BUNGALOW ON C. 0.45 ACRES

THE COTTAGE, SUNNYHILL, KILCULLEN, CO. KILDARE
R56 YY20

Guide Price: €280,000



PSRA Reg No. 001536

FOR SALE BY PUBLIC AUCTION

THE COTTAGE, SUNNYHILL,
KILCULLEN, CO. KILDARE, R56YY20

**For Sale By Public Auction
On Monday 23rd July 2018 @ 3pm
In Keadeen Hotel, Newbridge
(unless previously sold)**

DESCRIPTION:

This charming property is in an excellent location at the junction of the Sunnyhill to Athgarvan Road on a site of c. 0.18 hectares (0.45 acres). The Cottage extends to c. 120 sq.m. (1,300 sq.ft.) and is directly opposite Castlemartin Stud.

The cottage is generally in very good repair with gas fired central heating, single glazed hardwood windows and electric gates.

Kilcullen is a quaint small town on the M9 Motorway and River Liffey providing a speedy access to the City or the South and also on the Bus Route with a commuter Rail Service to the City Centre from Newbridge/Sallins.

AMENITIES:

- Primary and Secondary Schools in Kilcullen.
- Shopping Newbridge, Kilcullen and Naas.
- Sports Complex in Kilcullen (GAA, Soccer, Badminton).
- Racing in Punchestown, Naas and the Curragh.
- Golf at the Curragh, Rathsallagh, Cill Dara and Naas.

ACCOMMODATION:

Entrance Hall: 2.7m x 2.7m with tiled floor leading to:

Livingroom: 3.65m x 3.65m with brick fireplace

Kitchen: 3.65m x 4.5m with fully fitted with Rayburn cooker and built in units.

Utility: 3.65m x 2.7m

Bedroom 1: 3.65m x 3.65m with built in wardrobes

Bathroom: with tiled shower, w.c., w.h.b.

Master Bedroom: 4m x 5.8m

Ensuite: with bath, telephone shower, w.c., w.h.b.

OUTSIDE:

Outside there are lawned gardens and additional potential to extend the property if required.

SERVICES:

Mains water, ESB, telephone, alarm, septic tank and gas fired central heating

SOLICITOR:

A.G. Graham & Co., 30 Upper Pembroke Street,

Dublin 2 - Tel: 01-6087765

BER: G

BER Certificate: 107390619

DIRECTIONS:

From Kilcullen proceed out the Newbridge/Athgarvan Road for c. 1.5km and the property is on your left hand side at the Sunnyhill junction with **Jordan sign**.

GUIDE PRICE: €280,000

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