

FOR SALE BY PRIVATE TREATY

31 ACRES (12.55 Hectares),

ARDENODE,

BALLYMORE EUSTACE,

CO. KILDARE.

Ref 1511.1



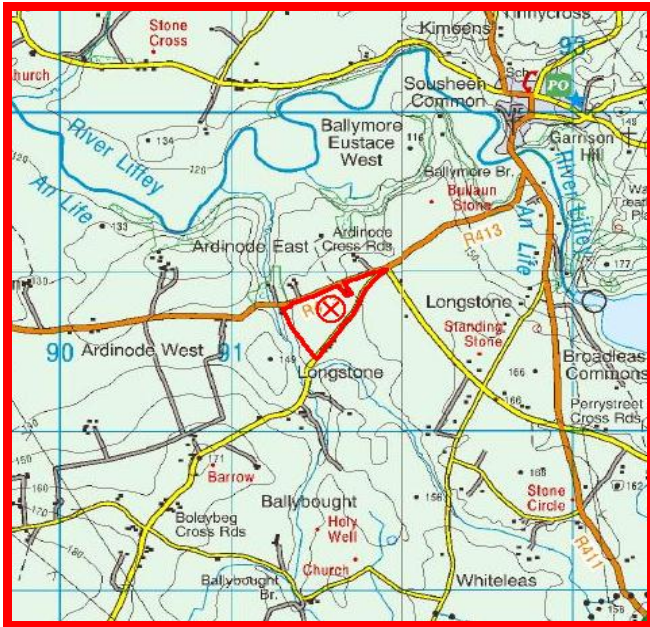
4km Brannockstown, 9km Dunlavin, 9km Kilcullen & 1km Ballymore Eustace

- Top Quality Land all in grass.
- Natural boundaries and mature timber.
- Extensive road frontage onto Dunlavin & Kilcullen roads.
 - Ideal Site for Residence (Subject to usual P.P.)
- Nearby farms include Ragusa Stud, Ardenode Stud & the Harristown Estate.

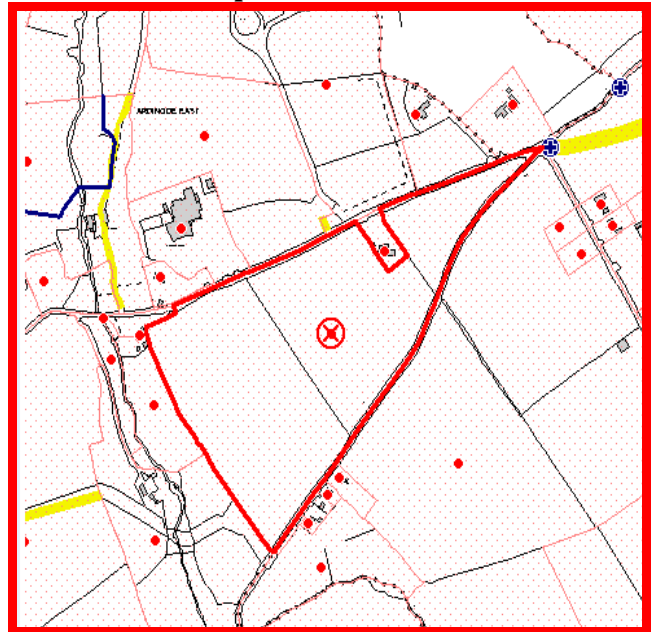
LOCATION:

The land is located in the townland of Ardenode East a short distance from the village of Brannockstown (4km) and Ballymore Eustace (1km) directly opposite the Ardenode Hotel. The land has frontage onto the Kilcullen/ Brannockstown and Dunlavin roads from Ardenode Cross.

Location of lands in red



Map of lands in red



DESCRIPTION:

The property comprises circa 31 acres (12.55 hectares) of agricultural land all in permanent pasture, laid out in three divisions with extensive road frontage. The land is all top quality and suitable for a wide range of use with mature timber and natural boundaries. There are two agricultural gates into the land from the Kilcullen road.

View of lands



View of lands



SERVICES:

Mains water.

SOLICITOR:

Michael O'Neill, South Main Street, Naas, Co.Kildare.

DIRECTIONS:

From South (Naas). Take the R448 Regional road (towards Kilcullen). After 5km take left turn signposted for Dunlavin (R412) and continue into the Village of Brannockstown. In the centre of the Village take left turn onto the R413 (Ballymore Eustace) and continue for 4km and property is on your right with Jordan sign directly opposite the Ardenode Hotel.

From Ballymore Eustace.

Proceed through the Village on the Baltinglass Road taking first right once you cross over the Liffey Bridge signposted for Kilcullen (R413). Proceed straight on road for 1km and once you get to Ardenode Cross the property is immediately in front of you with Jordan sign.

AMENITIES:

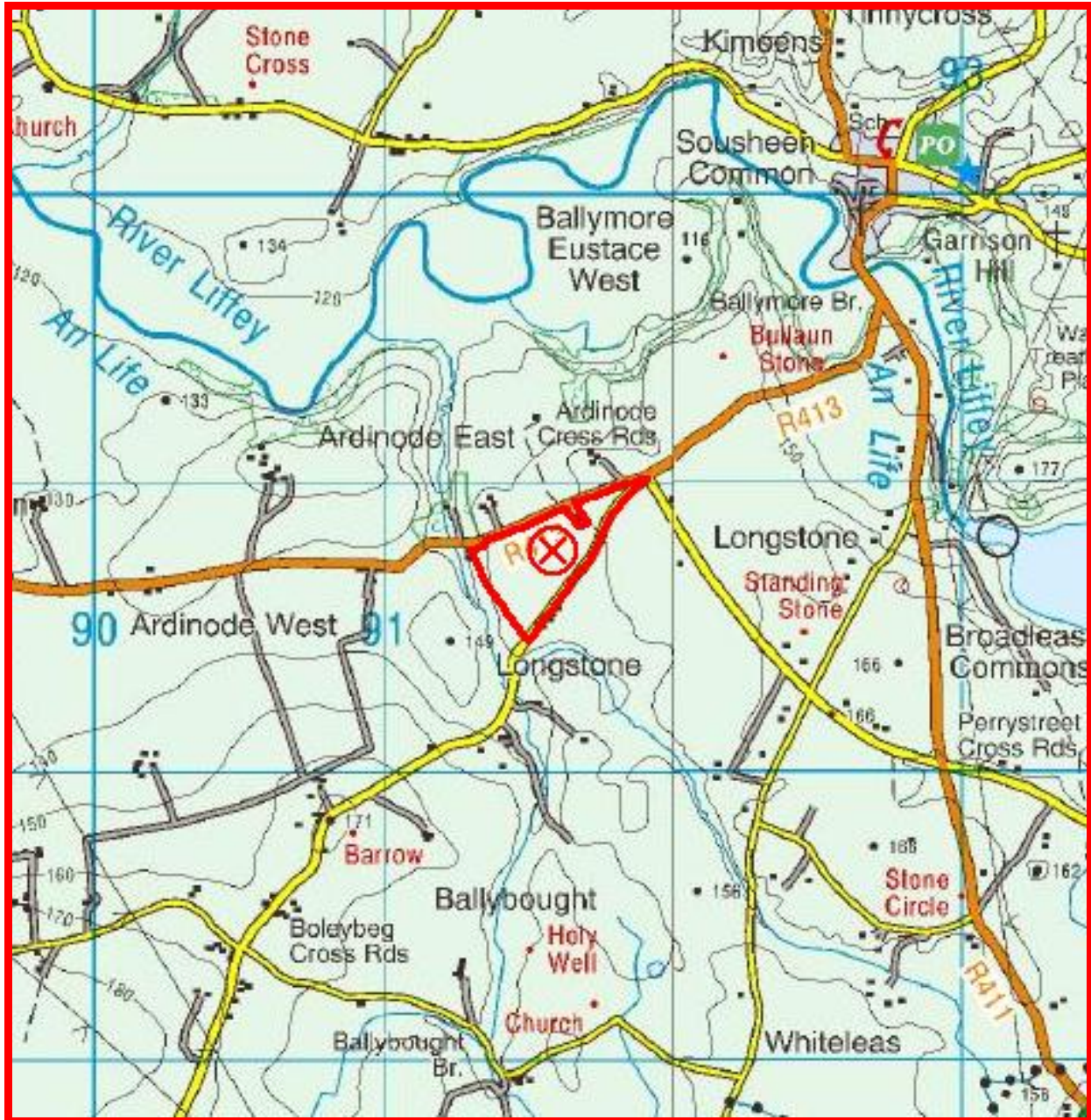
Hunting: with Kildare & South County.

Racing: at nearby Punchestown, Naas & Curragh.

Fishing: on nearby River Liffey



LOCATION MAP:
Identified by red marking



MAP OF LANDS:

