

**For Sale by Public Auction**  
**Wednesday 11<sup>th</sup> June 2025 @ 4.00 pm in the Keadeen Hotel,**  
**Newbridge, Co. Kildare**  
**IN LOTS**  
**(unless previously sold)**



**DETACHED 3 BEDROOM BUNGALOW ON C. 8.3 ACRES (C. 3.39 HECTARES)**

**THOMASTOWN, KILCULLEN, CO. KILDARE, R56F348**

**GUIDE PRICE: LOT 1: €295,000, LOT 2: €120,000, LOT 3: €415,000**



**PSRA Reg. No. 001536**



**Thomastown, Kilcullen, Co. Kildare,  
R56F348**

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**FEATURES:**

- \* Gravel drive
- \* c. 8.3 acres
- \* Oil fired central heating
- \* PVC double glazed windows
- \* 9 ft ceilings
- \* Oak doors internally
- \* Close to Newbridge, Naas and Kilcullen
- \* Easy access to M9 Motorway

**LOCATION:**

The property is situated in a rural setting on the Athy Road c. 6½ km south of Kilcullen and c. 1½km west of Calverstown Village on the R418. There is a pub and primary school adjacent to the property and a shop in Calverstown Village.

The surrounding towns of Kilcullen c. 6½km, Kildare c. 13km, Newbridge c. 13km and Naas c. 17km offer a wide variety of facilities with schools, pubs, restaurants and superb shopping to include such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, Penneys, TK Maxx, B & Q, Harvey Norma, Currys, Woodies, Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema, along with Kildare Retail Outlet Village only a 10 minute drive offering designer shopping at discounted prices.

The area has access to a good road and rail infrastructure with M9 Motorway c. 5½ km, bus route from school across the road and train service from Newbridge or Kildare Stations.

**DESCRIPTION:**

**LOT 1: RESIDENCE ON C. 0.8 ACRES**

The 3 bed bungalow is approached by a gravel drive standing on c. 0.8 acres and contains c. 84 sq.m. (c. 900 sq.ft. of accommodation with PVC double glazed windows, oil fired central heating, fitted kitchen, 9 ft ceilings, oak doors internally and garden shed.

**ACCOMMODATION:**

Entrance Hall : 4.65m x 2.2m  
With laminate floor and recessed lights

Sitting Room : 4.52m x 3.55m  
With laminate floor and tiled fireplace

Kitchen: 3.4m x 3.25m  
With cream built in ground and eye level presses, recessed lights, extractor, ceramic hob, electric oven, s.s. sink unit, plumbed, tiled floor and surround.

Bathroom :  
With w.c., vanity w.h.b., recessed lights, bath, electric shower, fully tiled floor and walls

Bedroom 1 : 4.55m x 3.55m  
With laminate floor

Bedroom 2 : 3.4m x 3.04m  
With laminate floor

Bedroom 3 : 3m x 2.34m  
With laminate floor

**OUTSIDE:**

Approached by a gravel drive the balance of the site is laid out in grass with outside tap and Barna shed.

**SERVICES:**

Mains water, septic tank drainage, oil fired central heating, electricity, refuse collection.

**SOLICITOR:**

Coughlan White & Partners, Moorefield Road,  
Newbridge, Co. Kildare  
Tel: 045-433332

**BER: C3      BER NO: 114392335**

**LOT 2: C. 7½ ACRES**

The lands are all in grass, level topographically surrounded by hedges and good road frontage of c. 175 metres on to the R418.

**LOT 3: THE ENTIRE – HOUSE ON C. 8.3 ACRES**

**AUCTION CONDITIONS:**

- Purchaser to sign contracts on day of sale. 10% non - refundable deposit required payable.
- Sale to close 4 weeks after auction and balance of funds to be paid.

**CONTACT:**

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**PUBLIC AUCTION**

**Wednesday 11<sup>th</sup> June 2025 at 4.00 pm  
in the Keadeen Hotel, Newbridge  
IN LOTS  
(unless previously sold)**

**LOT 1: House on c. 0.8 Acre – Guide Price €295,000  
LOT 2: c. 7½ Acres – Guide Price €120,000  
LOT 3: House on c. 8.3 Acres – Guide Price €415,000**



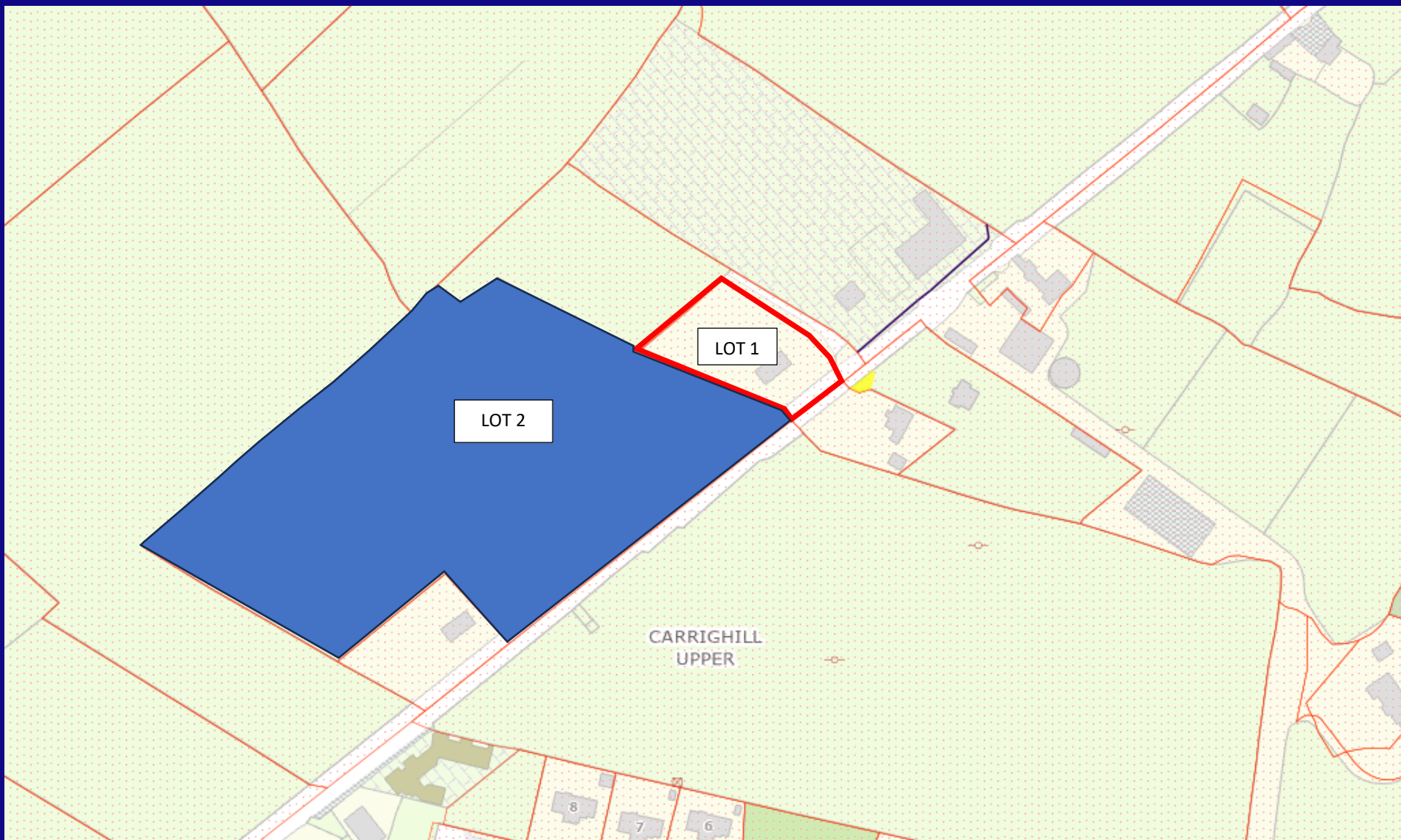












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