



**DETACHED 2 BEDROOM COTTAGE
ON C. 1.38 ACRE WITH GREAT POTENTIAL**

GUIDE PRICE: AMV €130,000

**The Sycamores, Ballynamony, Kilkea,
Castledermot, Co. Kildare, R14YR44**

**FOR SALE BY
ONLINE AUCTION
ON THURSDAY 31ST
MARCH 2022 @ 3PM**



PSRA Reg. No. 001536

FOR SALE BY AUCTION

**The Sycamores, Ballynamony, Kilkea,
Castledermot, Co. Kildare**

DESCRIPTION:

The Sycamores is in a good location close to a range of destinations including Kilkea, Carlow Town, Athy, Castledermot and the M9 (Exit 3) which connects to the M7 direct to Dublin.

This presents a unique opportunity to acquire a renovation project in a great location. Set on a private C. 1.38 acre site in a quiet rural setting, enclosed by trees and hedges, the property extends to circa c. 36.24 sq.m. (c. 390 sq.ft.). The cottage hasn't been occupied in a number of years and is in poor condition, but it is ideal for extending existing cottage or a replacement home subject to obtaining the necessary Planning Permissions.

The property is serviced by mains water, septic tank drainage, electricity and solid fuel heating.

There are 2 outbuildings on the site also.

AMENITIES:

Golf in Kilkea, Athy and Carlow. Train Station available in Athy or Carlow. Shopping in Athy or Carlow. Other sporting activities in the area include rugby, GAA, horse riding, swimming and canoeing. Mullaghreehan Woods are located closeby also.

ACCOMMODATION:

Porch 1.19m x 3.12m

Kitchen/Dining/ Sittingroom

3.62m x 3.74m

Bedroom 1 2.56m x 2.18m

Bedroom 2 2.42m x 3.62m

Shower Room

BER: G NO: 114479694

SERVICES:

Mains water, septic tank drainage, ESB, solid fuel heating.

SOLICITOR:

Leahy Reidy Solicitors,
Park Manor, Upper Mallow Street,
Limerick
Attn: Vanessa Blake
Tel: 061-221800

FEATURES:

- * Nice private rural setting.
- * Ideal refurbishment opportunity.
- * Excellent location close to Kilkea, Athy, Carlow Town and Castledermot
- * Room to extend (subject to obtaining the necessary planning permission).
- * Easy access to M9 Motorway at Exit 3

AUCTION DETAILS:

Thursday 31st March 2022 @ 3pm
Using the Offr.io Online Auction Platform.

CONTACT:

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