

Residential

Coonan
PROPERTY



Ballyburn House, Ballyburn, Castledermot, Co. Kildare on 7.5 acres (3.03 ha)

- Period residence and yard in private setting just off M9 motorway
- Accommodation comprises of entrance hallway, kitchen/breakfast room, dining room, study, shower room, bathroom, living room, utility and 3 bedrooms
- Set on the Kildare and Carlow border surrounded by farmland with easy access to the M9 motorway
- Superb yard with barns, hardcore area with separate entrance
- Suitable for range of uses including commercial potential
- Woodland area provides the residence and yard with great privacy and seclusion

M9 motorway 2km, Castledermot 5km, Carlow 10km

Period residence and
yard on approx. 7.5
acres (3.03 ha)

Price in Excess:
€690,000

Private Treaty

Accommodation

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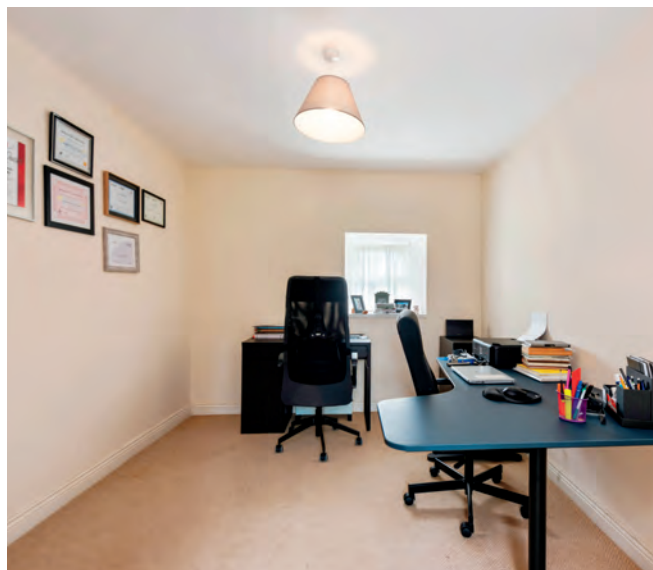
Entrance Hall		Carpet flooring, stairs.
Kitchen/ Breakfast Room	4.90m x 6.70m	Wooden floor, wall and floor fitted units, timber panelled ceiling with downlighters.
Dining Room	3.45m x 3.45m	Wooden floor, timber truss ceiling, feature timber fireplace, timber paneled ceiling.
Lobby	2.75m x 4.28m	Tiled floor, Velux windows, door to back hallway with access to rear yard
Utility	3.30m x 1.65m	Boiler, plumbed washing machine, sink.
Shower Room		Tiled wall and floors, w.c., w.h.b., shower.
Living Room	4.80m x 6.20m	Dual aspect, feature stove fireplace with timber shelf and stove insert, wooden flooring, coving and cornicing, 10 ft ceiling
Study/Bedroom	4.80m x 6.20m	Carpet flooring, radiator.
Bathroom	3.65m x 2.20m	Bath, w.c., w.h.b., under stairs storage.



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Landing		Carpet flooring, Velux window
Bedroom 1	4.80m x 3.50m	Double bedroom, carpet flooring, built in wardrobes.
Bedroom 2	4.80m x 3.15m	Double bedroom, carpet flooring.
Upstairs Study	2.53m x 2.40m	Carpet flooring, Velux windows.



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Yard

Shed 1

Stable Block
Stone cut
3 stables

Shed 2

4.5m wide x 30m long

Shed 3

8 Bay Barn with double lean-to
Part concrete / part stone floor
Galvanized roof
ESB

Part secure with concrete floor and walls for grain storage or lockup purposes

Shed 4

3 Bay Barn
Concrete walls
High bay galvanised room

Additional information:

- House measures approx. 158 sq.m
- Original building dates back to 1769
- Double Glazed windows with sash windows to front
- Cobble lock patio area to rear
- Concrete yard
- Woodland area creates a most tranquil setting
- House is approached by wonderful driveway with sperate access to yard

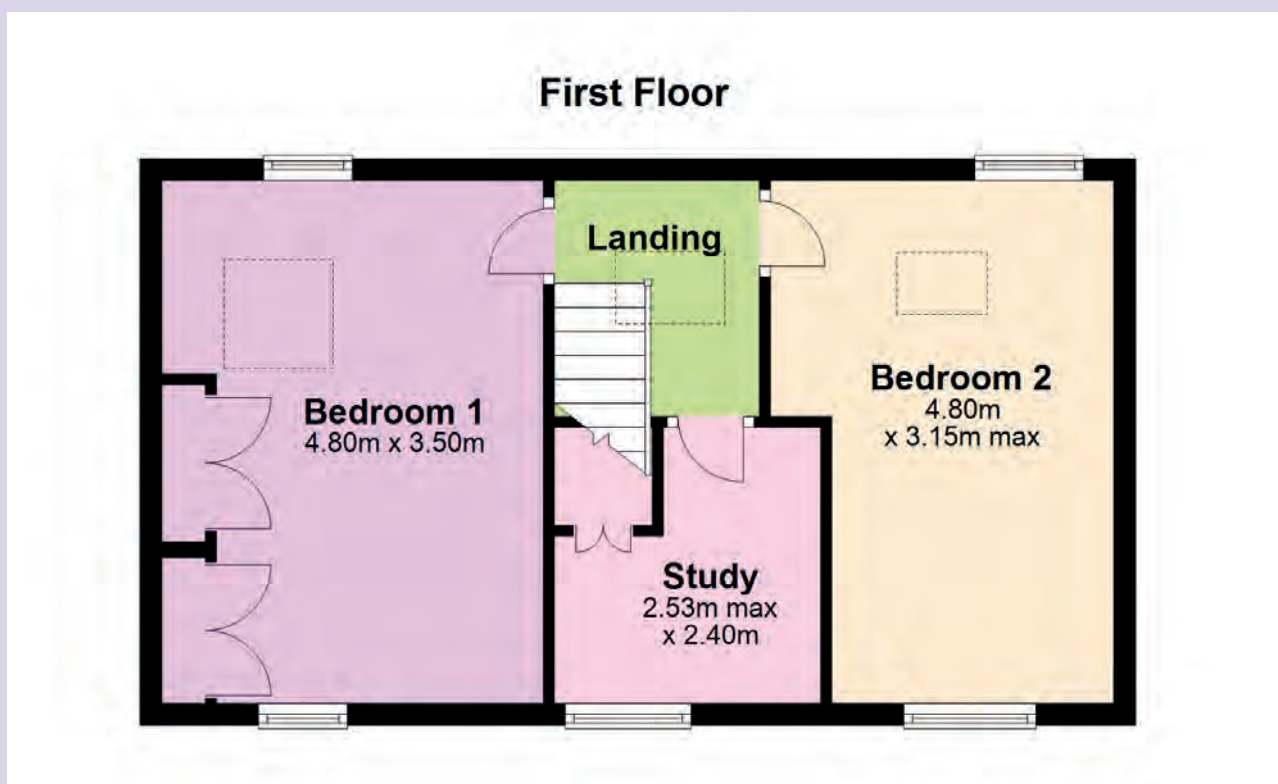
Services:

Oil fire central heating



Floor Plans

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Directions

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Directions:

From Dublin, take the M9 motorway and exit at Junction 4. Take the first exit at the roundabout for R448 marked for Carlow. Continue for approx. 450m and take the 1st left turn. After approx. 800m the subject site will be on the right hand side, marked by a For Sale sign.

Eircode: R14 RT78

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Contact Information:

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VIEWING

By prior appointment at
any reasonable hour.

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