



COTTAGE ON C. 0.5 ACRES

NUNSLAND

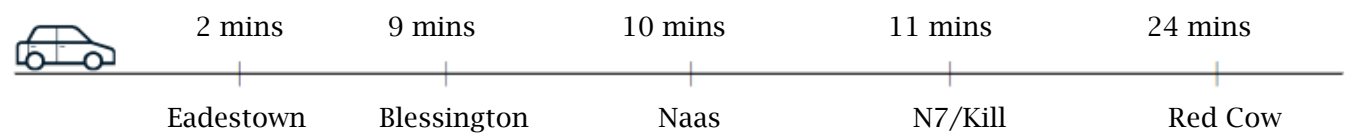
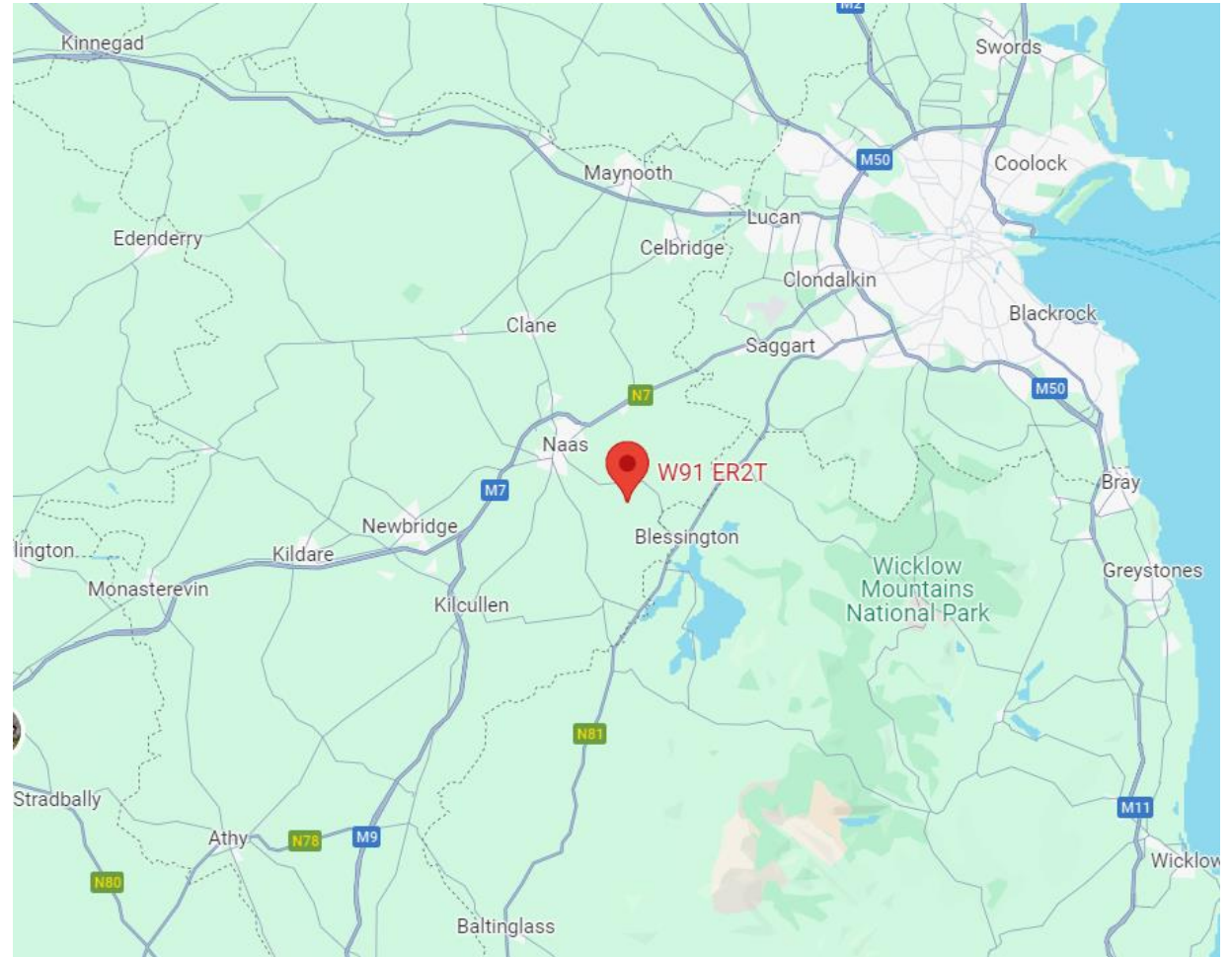
EADESTOWN | NAAS | CO. KILDARE |

FOR SALE BY PRIVATE TREATY

LOCATION

Prime Location in Kildare's Most Sought-After Area

This exceptional property is perfectly situated in one of Kildare's most desirable locations, close to the charming villages of Eadestown and Rathmore. Nestled just north of Naas and within easy reach of Kill, Johnstown, and the N7, this location offers the perfect balance of rural charm and urban convenience.



DESCRIPTION

Nestled on approximately 0.5 acres, this quaint two-bedroom cottage offers a unique opportunity to create your dream home in one of Kildare's most desirable locations. The property is accessed via striking granite pillars and a traditional old-style farm gate, adding to its rustic charm.

Interior Layout:

- The cottage features a welcoming entrance hall, leading to a cozy living room at the front of the house.
- The heart of the home is the kitchen with an adjoining living area, perfectly positioned at the rear to enjoy garden views.
- Two comfortable bedrooms and a family bathroom complete the interior, providing ample space for modern living.







FEATURES

Interior

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Exterior

- Surrounded by mature trees and a private rear garden, the property offers a peaceful and secluded outdoor space.
- Additional features include a detached garage and a useful outhouse/store, ideal for storage or conversion to suit your needs.



AMENITIES

Education: Families will appreciate the excellent local schools, including Rathmore National School and Funbugs Childcare. A range of prestigious secondary schools is also within easy reach, such as Newbridge College, Naas CBS, St. Mary's Naas, Pipershill, Clongowes Wood College, The King's Hospital, and Rathcoole.

Sports & Recreation: The area is home to a variety of sports clubs, including Eadestown, Naas, and Kill GAA Clubs, as well as Naas Rugby Club. For golf enthusiasts, the choice is endless with world-class courses such as Craddockstown, Naas, Palmerstown, and the renowned K Club just a short drive away.

Horse Racing: A haven for horse racing enthusiasts, this location is home to the iconic Punchestown Racecourse, with Naas and The Curragh racecourses also nearby.

Convenient Access: Dublin City Centre and Dublin Airport are just a 30-minute drive, making this location ideal for commuters who want to enjoy country living without sacrificing city convenience.



VIEWING:

By Appointment Only

PRICE REGION:

€375,000

BER:

TBC

SELLING AGENT:

J.P. & M. Doyle

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