

FOR SALE BY PRIVATE TREATY

Bungalow & Farmyard

on c. 94.5 Acres/ 38.24 Ha.

(01) 490 3201 www.jpmdoyle.ie

Clonfert South | Maynooth | Co. Kildare

Clonfert, Maynooth, Co. Kildare Bungalow & Farmyard on c. 94.5 Acres/ 38.24 Ha.

- Bungalow on c. 94.5 Acres/ 38.24 Ha of agricultural land in the sought-after townland of Clonfert South.
- The bungalow is ideal for extending and renovation or a replacement dwelling subject to the necessary planning permission.
- The lands are laid out in 8 divisions and currently in tillage and suitable for most agricultural purposes.
- Prime location in a rural setting yet only c. 7.5 km west of Maynooth and c. 5 km south of Kilcock.
- The lands are perfectly located with easy access to the M4 motorway leading directly into Dublin city.

LOCATION:

The Property is located in the townland of Clonfert South, c.7.5 Km west of Maynooth Town and just c. 5km from Kilcock town, nearby villages include Clane, Celbridge, Rathcoffey & Straffan, which have some quaint local traders, shops, restaurants & pubs. Straffan is also home to The K Club hotel & golf resort & Barberstown castle.

The subject lands are in a rural area consisting of farmland and one-off housing. The lands are in a prime location with easy access to the M4 motorway from either Maynooth or Kilcock. Maynooth is well serviced with a regular train and bus service to Dublin city.

With Intel Ireland in Leixlip, and the Kerry Group in Naas, several major employers have set up shop in Kildare. These businesses currently make a significant contribution to the health of the local and Irish economies. Maynooth is a prominent and vibrant area in the north of Kildare, c.23 km west of Dublin.

The M50 motorway is less than a 20 minute drive from the property. The area is rich in amenities with an excellent choice of both primary & secondary schools & third level education at Maynooth University. Sports clubs are plentiful in the area with G.A.A Clubs, Soccer, Rugby Clubs, Fishing & Equestrian activities all readily available. Other local attractions include Donadea Forest Park & Royal Canal Greenway.

THE PROPERTY

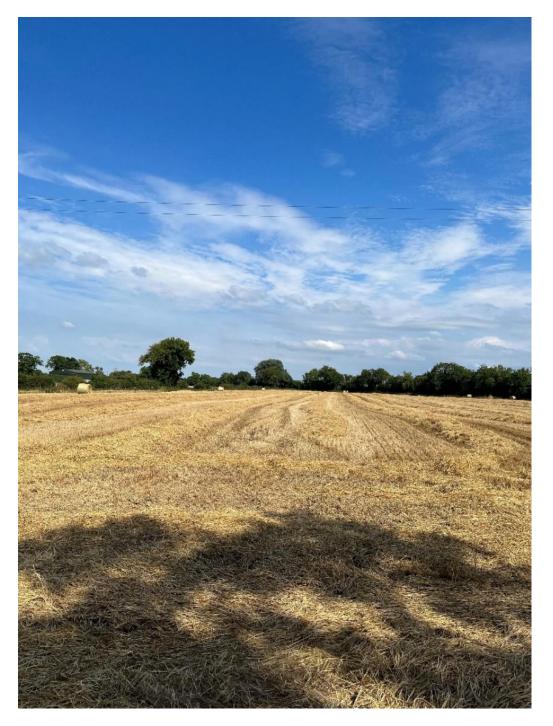
The subject property comprises of c. 94.5 Acres/ 38.24 Hectares, including a bungalow and farmyard. The residence comprises of a two-bedroom bungalow currently in need of extensive modernisation, built in c.1958 and extending to c.113.34 sq. m / 1220 sq. Ft. The accommodation consists of a porch, entrance hallway, Living room, Dining Room, Kitchen, Conservatory, Guest W.C., Bathroom & Two bedrooms.

The farmyard comprises of a five bay hay shed with lean-to off and outbuildings.

The land is made up of eight divisions currently in tillage. There are three separate access points to the holding, two agricultural entrances. The land is of good quality and suitable for most agricultural purposes.









RESIDENCE ACCOMMODATION

Porch:

Entrance hallway: (*L-shaped*) 2.83m x 0.92m, 8.65m x 1.03m

Living room: 3.68 x 3.98m Features open fireplace.

Dining room: 5.03m x 3.67m Features open fireplace and patio door to garden.

Kitchen: (L-shaped)

2.63m x 2.58m , 1.68m x 1.23m

Features fitted storage units, sink , solid fuel stove with back boiler.

Conservatory 6.08m x 2.92m Features tiled flooring.

Guest W.C.: 1.06m x 1.66m W.C.

Bathroom: 1.86m x 1.94m Features W.H.B & bath.

Bedroom 1: 3.03m x 3.89m

Bedroom 2: 3.09m x 3.05m



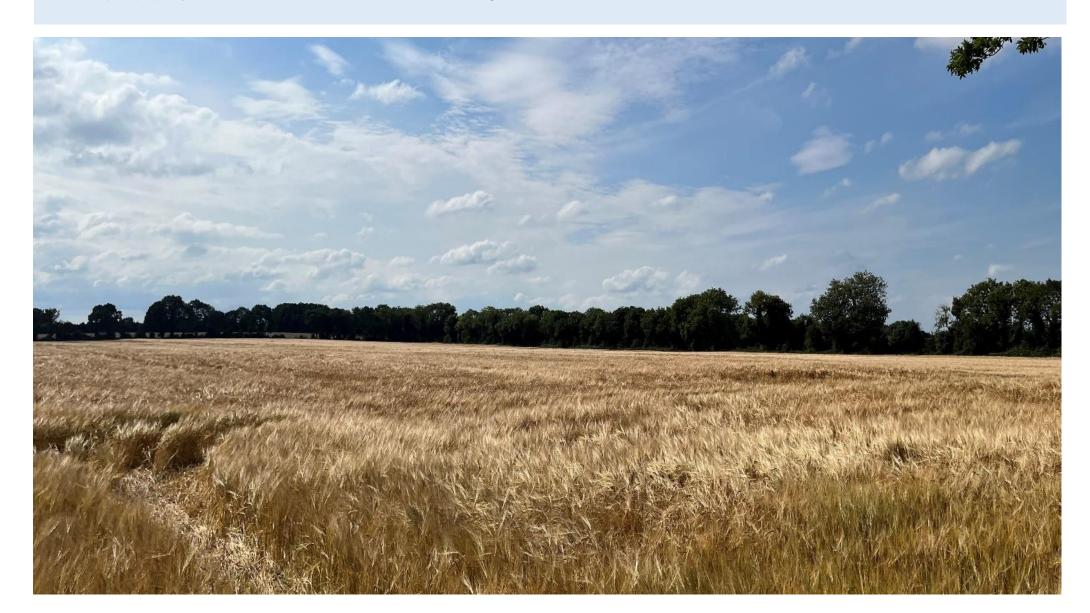


FARMYARD

- Five Bay Hay shed with five bay lean-to.
- Derelict Milking Parlour & outbuildings.

TENURE

The subject property is contained within Folio KE12188 and is being offered with vacant possession.





VIEWING:

BY APPOINTMENT ONLY

BER: F

BER NUMBER: 116660986

FOR SALE BY PRIVATE TREATY:





JOINT AGENTS:

JP & M DOYLE Timothy Doyle Tel: 01 490 3201

Email: enquiries@jpmdoyle.ie

COONAN PROPERTY Will Coonan

Tel: 01 628 6128

Email: willc@coonan.com

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.