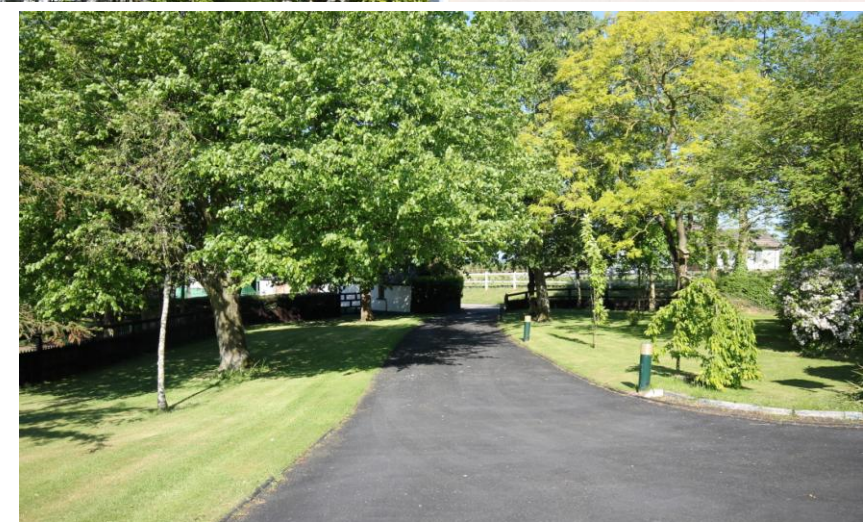


For Sale by Private Treaty
Ballygreany, Kildare Town, Co. Kildare



Short drive to M7, Kildare Town, Newbridge & Naas

*A charming detached house with splendid
Gardens, farmyard, 3 boxes on c.7 acres.*



**Tel: 045-
433550**

This is a charming property on an elevated site with views of the Wicklow Mountains. The entire is presented in pristine condition with manicured gardens and a small compact farmyard on c.7 acres. The property is only a few minutes drive to Kildare Town, Newbridge and Kilcullen. It is also convenient to the M7 (Junction 13) providing easy access both north and south bound.

THE RESIDENCE:

Approached via a tree lined tarmac avenue the residence extends to approximately 186 sq.m (2000 sq.ft) and the accommodation includes:

Lobby	2.6m x 3.0m	Leading to;
Front hall	4.5m x 1.8m	Coving, carpet.
Drawing room	4.3m x 6.2m	Carpet, coving, marble fireplace with double doors to patio.
Dining room	3.6m x 3.6m	Carpet & coving.
Office / bed 4	3.1m x 2.6m	Carpet
Kitchen	4.1m x 4.9m	Built in ground and eye level presses, stainless steel sink, oven, hob & extractor.
Utility	2.7m x 3.0m	Wooden floor, stainless steel sink, plumbed for washer / dryer.
Back hall		Wc
Bed 1	3.1m x 5.0m ensuite	Carpet, built in wardrobes wc,whb bath & electric shower.
Bed 2	6.2m x 3.0m ensuite	Carpet Wc, whb, bath & electric shower.
Bed 3	3.2m x 5.8m ensuite	Carpet Wc, whb & power shower.



OUTSIDE:

There are some splendid outside features with the property and it has been maintained by the present owners to form a beautiful feature of the property all surrounded by mature trees and lawned area. The garden in general provides the following:

- Glass house.
- Garden shed.
- Farmhouse garden.
- Fruit garden.
- Garden store.

FARMYARD:

The original farmyard is located just inside the main entrance with an old cottage having being converted to a workshop and store in addition to a machinery shed and 3 boxes.



FEATURES:

- Manicured landscaped gardens.
- Rendered external finish.
- Convenient to M7 & M9, Newlands Cross 30 mins.
- uPvc double glazed windows throughout.
- Compact farmyard with 3 boxes and workshop.
- Tarmac drive.
- Splendid views.

BER D1

VIEWING AMUST

SERVICES:

Mains water, septic tank drainage, oil fired central heating, & ESB.

AMENITIES:

Hunting with the Kildare & South County.

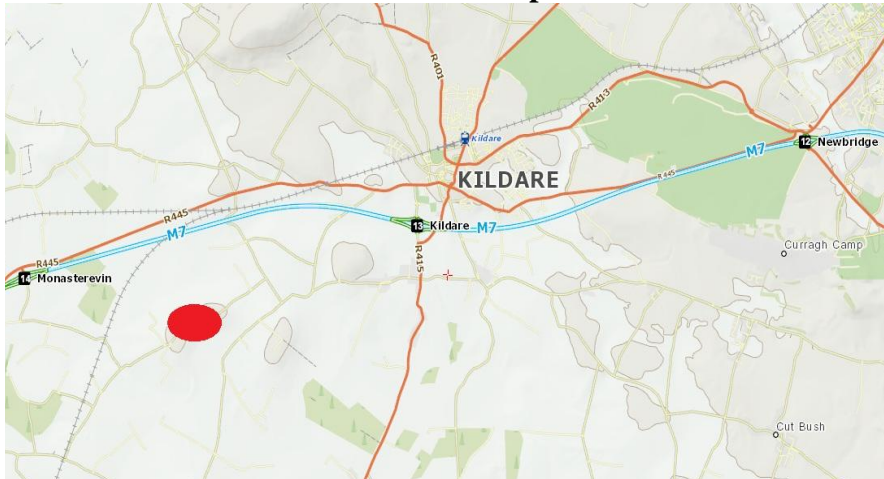
Golf at Curragh, K Club, Palmerstown, Rathsalagh. Heritage & Cill Dara

Racing at Curragh, Punchestown, Naas.

Shopping Kildare Retail Village, Whitewater Shopping Centre in Newbridge

CONTACT: Paddy Jordan or Clive Kavanagh on 045-43550

Location Map:



Site outlined in red



DIRECTIONS:

From Dublin:

Take the M7 Motorway south bound and exit at Junction 13 (Kildare Town). Take first left off roundabout (towards Nurney) and go for ½ km and take right (signpost Oghill Nursing Home). After 1 ½ km keep left at fork in road. After ½ km take right hand turn. Continue straight for 0.3 km and take left. Property is 1 ½ km on left with Jordan sign.

From South:

Take the M7 Motorway north bound and exit at Junction 13 (Kildare Town). Go through roundabout and back over Motorway towards Nurney (R415) and go ½ km and take right right (signpost *Oghill* Nursing Home). After 1 ½ km keep left at fork in road. After ½ km take right hand turn. Continue straight for 0.3 km and take left. Property is 1 ½ km on left with Jordan sign.