

Residential & Land

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COONAN



Bungalow on 8 acres



Residence on 5 acres

Nr. Brannockstown, Naas, Co. Kildare.

Farms

Lot 1 20 Acres

- **Guide €12,000 per acre**
- Superb quality lands all in grass with good road frontage.

Lot 2 25 Acres

- **Guide €12,000 per acre**
- Non res outstanding quality lands all in grass well fenced and watered.

Residential

Lot 3 Bungalow residence on 8 acres

- **Guide €225,000**
- Attractive bungalow style 3 bedroom residence with excellent quality lands adjoining.

Lot 4 Residence on 5 acres

- **Guide €175,000**
- Requiring refurbishment attractive opportunity for residence or builder renovation.

These properties are located on the Naas/Dunlavin Road approx. 2 miles Brannockstown, 7 miles Naas & 25 miles Dublin

Auction Wednesday 18th October 2017 3pm,
Lawlors Hotel, Naas, Co. Kildare



Guide Price:

€12,000 per acre

Lot 1 Farm, on 20 acres

Superb quality lands all in grass with good road frontage.

For further details/viewing contact

Willie Coonan on 086 2561874



Guide Price:

€12,000 per acre

Lot 2 Farm, on 25 acres

Non res outstanding quality lands
All in grass well fenced and watered.

For further details/viewing contact

Willie Coonan on 086 2561874

Lot 3 Bungalow, on 8 acres, nr. Brannockstown, Naas, Co. Kildare.

Accommodation

L-shaped Hallway	3'42m x 1'11m 3'51m x 1'61m	Laminate floors, suspended timber floors.
Living Room	4'22m x 3'5m	Carpet floor, open fireplace
Kitchen to Rear	2'52m x 5'15m	Laminate floor over timber, door to rear, windows to rear, plumbed for washing machine, stainless steel sink unit, fuse board located here.
Bedroom No. 1	2'52m x 2'5m	Carpet over timber floor, window overlooking front.
Bedroom No 2	2'52'm x 3'23m 0'85m x 2'33m	Carpet floor, window overlooking front.
Bedroom No. 3	2'53m x 3'25m 0'85m x 2'32m	Carpet floor, window overlooking the rear.
Bathroom	2'5m x 2'04m	Tiled floors, W.C., W.H.B., electric shower, attic access point.
Hotpress		located off hallway

Included in the Sale Outside:

- Property being offered with 8 acres in total.
- Septic tank located to the side of the house
- Back garden

Additional Information

- Built c. 1960
- Mains Water
- Electric Storage Heating

Viewing

For further details contact Nuala Duffy - 01 610 6040.



Guide Price:
€225,000

Auction

Lot 4 Residence, on 5 acres, nr. Brannockstown, Naas, Co. Kildare.

Accommodation

Entrance Porch	1'1m x 1'67m.	leading to Entrance Hallway
Kitchenette	4'75m x 3'5m	Concrete floors, solid fuel stove, storage space behind stove, fixed kitchen.
Bedroom No. 1	4'72m x 3'17m	Concrete floors, window to front.
Living Room	4'63m x 4m	Open timber fireplace with cast iron insert with tiled surround, built in storage.
Bedroom No. 2	2'6m x 2'35m	
Bathroom	1'64m x 2'34m	Window to front.
OUTSIDE:		
Shed	4'81m x 6'07m	Concrete floor, stone walls, new roof – ideal for conversion.

Back Garden

Additional Information

- Residence in need of refurbishment.
- Stone built residence built c.1820 for sale with benefit of approximately 5 acres
- Shed attached
- Small outhouse with vehicle gate out onto entrance road
- Last lived in 1991

Viewing

For further details contact Nuala Duffy -
01 610 6040.



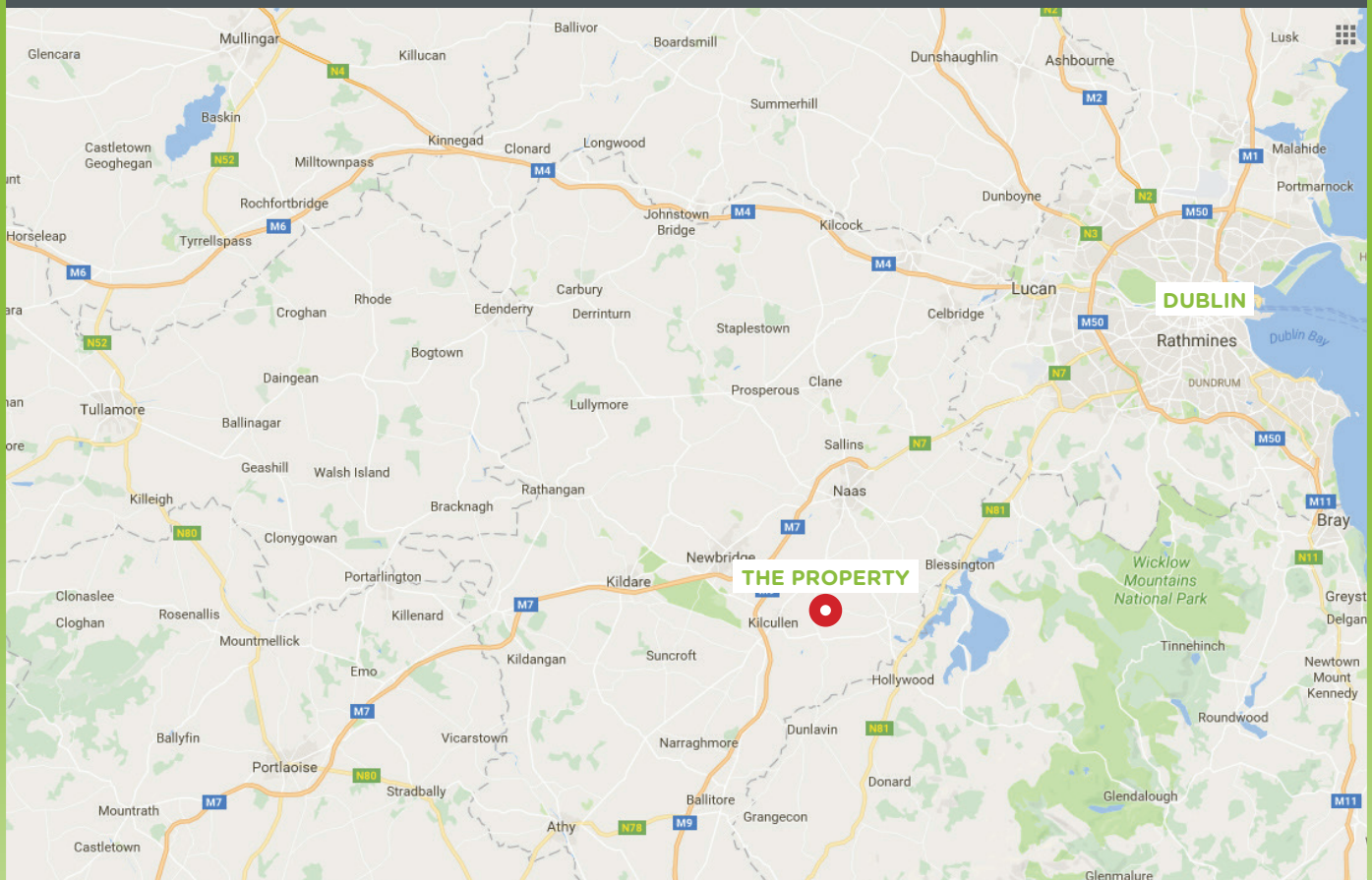
Guide Price:
€175,000

Auction

Directions

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Directions

From Dublin to Naas proceed straight through Naas town to Kilcullen Road out past Killashee Hotel on left – proceed for approx. 1.5 miles and take turn left for Dunlavin.

Continue on this road for 2 miles to Brannockstown Village. Proceed through village continuing on Dunlavin Road and properties are 2-3 miles further on left hand side.

REA Coonan

Property House, Main Street, Maynooth, Co. Kildare

Tel: 01 6286128

Contact: **Willie Coonan**

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