



**SUPERB 3 BEDROOM DETACHED RESIDENCE
ON A PRIVATE MATURE SITE OF 0.67 ACRES**

MULLAMAST, BALLITORE, CO. KILDARE, R14 T862

GUIDE PRICE: €245,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY
MULLAMAST, BALLITORE,
CO. KILDARE R14 T862

LOCATION:

This is a lovely, detached residence on a superb, elevated site with panoramic views of the surrounding countryside. It is within 1.5km of the village of Ballitore which provides some local service and facilities, from a local shop, pubs, post office, library and convenience store with a local primary school nearby at Crookstown.

The house which was constructed in approximately 1991 is in good condition throughout containing c.115 sq.m. (c.1,238 sq.ft.) of generous accommodation in well proportioned rooms.

The property is less than 5 minutes from the M9 Motorway (junction 3) and accessible to a range of locations including:

Athy:	12km
Carlow:	25km
Naas:	30km
Newbridge:	25km

The train station is available in Athy being on the Dublin to Waterford intercity route, with on average 9 trains per day and travelling time to Dublin ranging from 45 mins – 1 hour.

ACCOMMODATION:

Entrance Hall: 3.18m x 2.3m
With fitted carpet.

Kitchen: 3.5m x 5.2m
With built in ground & eye level presses, sink unit, Bosch integrated oven, hob and extractor. Back door.

Living room: 6.3m x 6.4m
With fitted carpet, stove and French doors leading to patio area.

Bedroom 1: 4.4m x 3.3m
With carpet and built-in wardrobe.

Bedroom 2: 3.7m x 2.7m
With carpet and built-in wardrobe.

Bedroom 3: 2.4m x 3.3m
With carpet and built-in wardrobe.

Bathroom:
With w.c., w.h.b, bath and shower. Tiled floor to ceiling.

Hot Press:
Shelved.

OUTSIDE:
Winding avenue approach with various lawn areas, flower beds and mature trees. Small shed.

SERVICES:
Group water supply, septic tank, oil-fired central heating, broadband & ESB.

KEY FEATURES:

- Great location close to several surrounding towns & villages.
- Private gardens and panoramic views of the surrounding countryside.
- Electric gates.
- House in good condition throughout with well-proportioned rooms.
- Potential to extend to rear if required.

INCLUSIONS:

Fixtures only.

OFFER CONDITIONS:

Offers will not be accepted without proof of funds. Offers to be submitted in writing by email.

BER D1

No:110270659

SOLICITOR:

R. A. Osborne & Co, Emily Square, Athy,
Co. Kildare.

CONTACT:

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**VIEWING STRICTLY BY
APPOINTMENT**





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