

NUGENT
AUCTIONEERS



LYNAMSGARDEN BALLITORE CO. KILDARE R14 XF82



Detached
Farmhouse



3



2



c. 175 Sq. M
c. 1,883 Sq. Ft



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly present this charming stone-faced traditional farmhouse, ideally positioned on a generous site of c. 1.35 acres of curated lawns which enjoy uninterrupted views of the surrounding countryside. Dating back the 19th century Victorian era, this delightful residence is oozing with character and retains many of its original period features. The property has been extended to the rear and now offers 170 sq. m / 1,829 sq. ft of accommodation.

Ground floor accommodation provides two cosy front reception rooms ideal for entertainment, alongside a sizeable kitchen with dining room, utility and guest WC off. On the first floor the landing area is light filled leading to three well proportioned bedrooms and family bathroom. The grounds are a true highlight featuring a delightful array of flora, shrubbery and mature trees such as ash, sycamore, lime, monkey puzzle, holly & horse chestnut.

Transport options include Park and Ride rail links in the larger nearby towns of Newbridge and Sallins as well as a regular bus route to Dublin City Centre from Kilcullen. The nearby M9 Motorway is also easily accessible.

Please see our virtual tour for initial inspection.

LOCATION

From M9 Motorway exit at junction 2 Kilcullen, turn right onto R448 continue straight onto R418 for 12km. Turn left onto R415 Ballitore and continue for 2.6km before turning right at the junction. Continue for 600m the property will be located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Porch	5.28m x 1.70m	Tiled flooring, fanlight window, ceiling coving
Kitchen	6.87m x 3.29m	Victorian clothes pulley, utility room off
Utility Room	3.34m x 2.64m	Guest WC off, tiled floor, storage
Guest WC	3.41m x 0.85m	WC & WHB
Dining Room	4.08m x 3.83m	Carpet
Sitting Room	4.43m x 4.41m	Fireplace, windows with shutters
Lounge/Parlour	4.50m x 4.42m	Fireplace, windows with shutters
Landing	6.50m x 1.81m	
Bedroom 1	4.67m x 4.53m	Wooden floor, fireplace
Bedroom 2	4.61m x 4.44m	Carpet, fireplace
Bedroom 3	4.10m x 3.25m	Carpet, tongue and groove roof
Bathroom	2.65m x 2.05m	Fully tiled, walk in shower, WC & WHB







SERVICES

- Mains Water
- Septic Tank
- O.F.C.H.
- Electricity
- Alarm

INCLUDED IN SALE

- Carpets
- Curtains
- Garden Sheds
- Light Fittings
- Cooker
- Fridge/Freezer
- Washing Machine

ADDITIONAL INFORMATION/FEATURES

- BER: G
- c. 175 mtr sq. | c. 1,883 sq. ft
- Built in c. 1850
- South East Rear Aspect
- Sash Windows
- Site size c. 1.35 acres / 0.54 hectares
- Manicured Gardens
- 3.5km from Narraghmore
- 7km from Ballitore
- 12km from Athy
- 15km from M9 Motorway
- 17km from Kildare Town
- 19km from Newbridge

PRICE REGION AMV: €518,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.