

AUCTION – 3PM Thursday 14th July at Lawlor's Hotel, Naas, Co Kildare



CHALET & STABLE YARD ON C. 19 ACRES

LOCATION MAP ONLY

Chalet & Stable Yard on c. 19 Acres,
Tournant Lower, Dunlavin,
Co Wicklow, W91 ED77

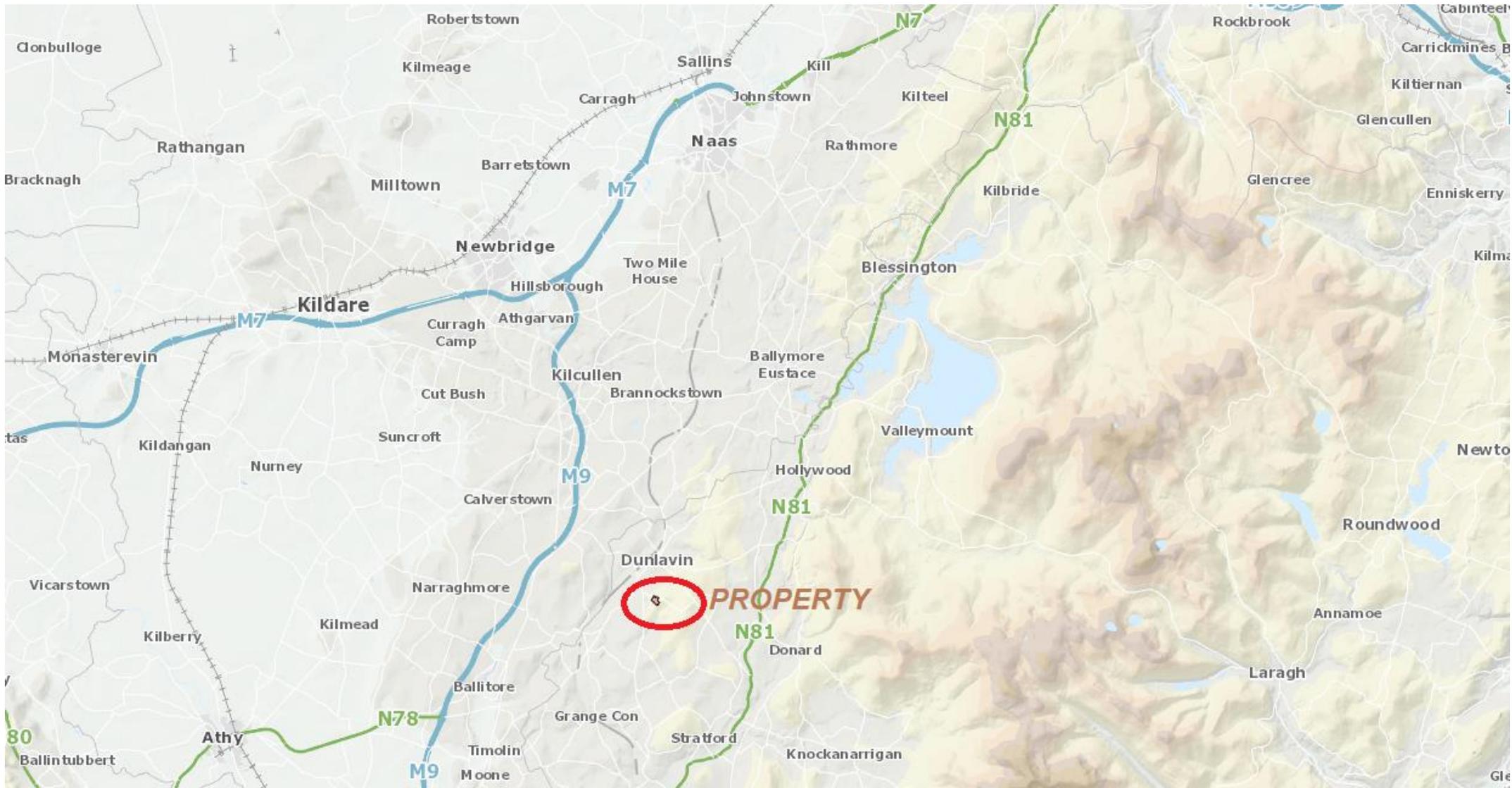


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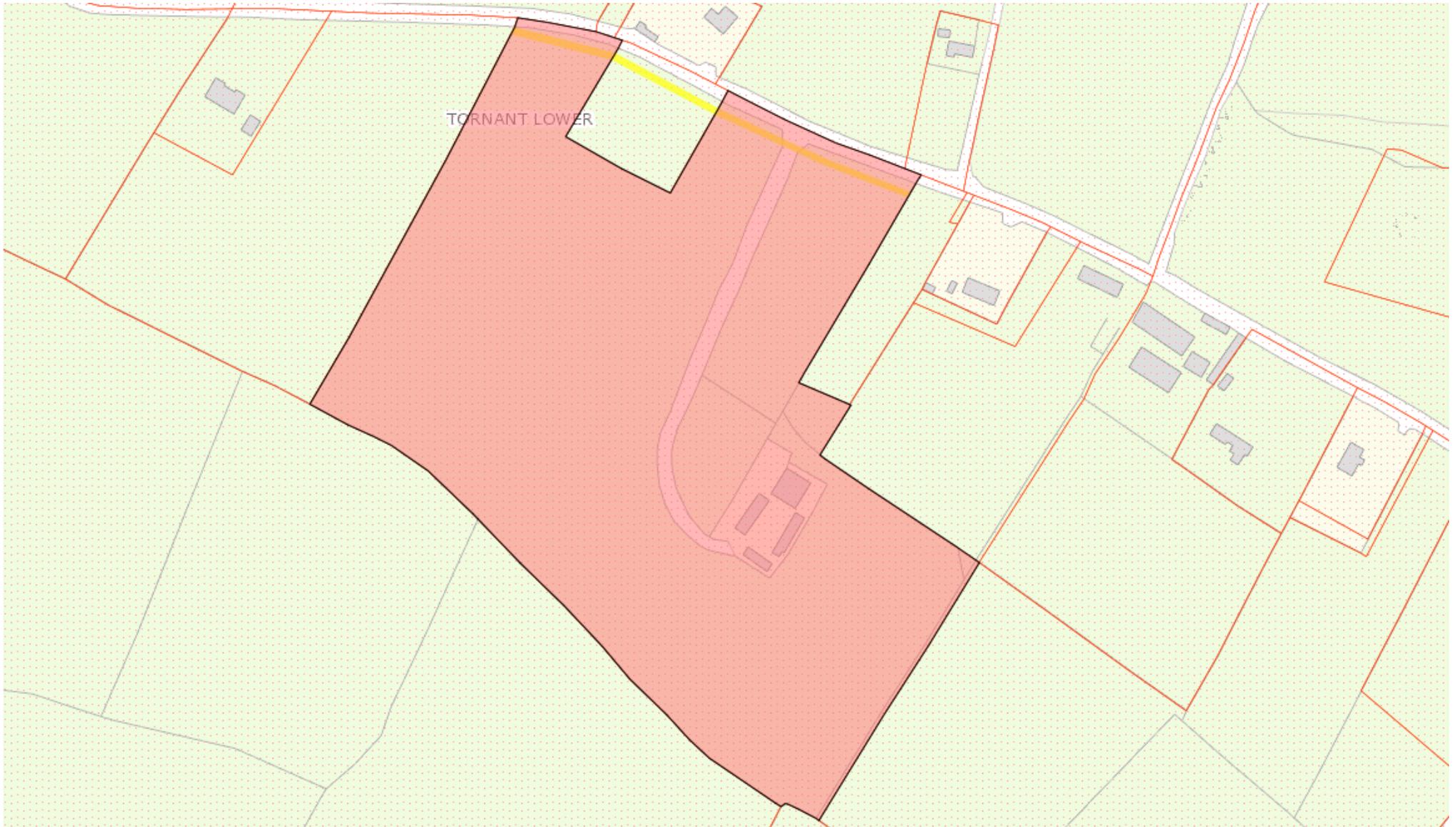
LOCATION

Situated close to the picturesque Village of Dunlavin boasting a range of shops, pubs, restaurants, schools and churches. Dunlavin is positioned on the Kildare/Wicklow Borders just off the N81. It's also accessible off the N9 making it convenient to Dublin and surrounds. The larger towns of Naas, Kilcullen, Blessington and Newbridge are an easy drive. Leisure pursuits in the area include golf and racing with Rathsallagh, a short drive away, with the Curragh and Punchestown in close proximity. Water sports are close to hand on the Blessington Lakes and eateries are on your doorstep with the renowned Ballymore Inn in Ballymore Eustace and Fallons in Kilcullen. **Kilcullen:** c. 10 kms. **Naas:** c. 18 kms. **Newlands Cross:** c.30 Kms.



DESCRIPTION

An outstanding opportunity to acquire this stable yard & chalet on c. 19 Acres. The property comprises of a courtyard development laid out in four stables, tack room, kitchen, five bay hay shed, five bay leanto, large open storage shed, 7 Purpose built Dog Kennels and a chalet comprising of hall, livingroom, bathroom & bedroom all set on an elevated site with exceptional views over the surrounding countryside. The yard is approached by a long hedge lined driveway well set back from the road and surrounded by stud railed paddocks of top quality land. The yards were constructed in 1994 as exempted development and the chalet was put on site sometime later and the owner applied for planning to build a new home on the lands and remove the chalet which was approved by Wicklow County Council in March 2007 (Planning Reference 065955) This planning has now lapsed. The property is being sold as it currently stands.



ACCOMODATION

STABLE YARD

Building 1	c. 127 Sq. Mt.	Three bay lean to open shed
Building 2	c. 210 Sq. Mt.	Five bay hay shed (part lofted) with five bay lean to
Building 3	c. 62 Sq. Mt.	Four stables, tack room/kitchen
Dog Kennels		7 Purpose built Dog kennels and Dog Runs with accommodation for 14 dogs

THE CHALET

Hall		
Living Room	c. 6.63 x 3.54	
Shower Room	c. 2.92 x 2.37	Shower, WC & WHB
Bedroom	c. 4.71 x 3.53	

THE LANDS

Top quality partly stud railed lands laid out in Two Paddocks and larger field with good road frontage.





SELLING AGENT:

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