



**DERELICT COTTAGE ON C. 5.35 ACRES
(2.16 HECTARES)**

BALLYSHANNON, KILCULLEN, CO. KILDARE

Guide Price: €295,000

**FOR SALE
BY PRIVATE TREATY**



PSRA Reg No. 001536

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DERELICT COTTAGE ON C. 5.35 ACRES
(2.16 HECTARES), BALLYSHANNON,
KILCULLEN, CO. KILDARE.

LOCATION:

The subject property is in an excellent location with frontage onto the R418 between Kilcullen 7km and Athy 16km. The entire is close to several surrounding towns including Newbridge 14km, Naas 25km and Kildare Town 13km. Access to the M9 Motorway is less than 10 mins with Dublin accessible in 45 mins.

There is also a primary school and Pub in Ballyshannon (within walking distance) with Calverstown Village less than a 2-minute drive.

DESCRIPTION:

The property comprises a derelict cottage on a site area of 5.35 acres (2.16 hectares) with extensive frontage onto the public road of about 285 metres. The entire is in one division, all in grass with superb natural hedgerows and mature trees.

The cottage itself is derelict but would be ideal for replacement subject to obtaining the necessary Planning Permission.

TITLE:

Freehold (Registry of Deeds).

PLANNING:

Previous Planning Permission granted on the lands in 2004 for a residence, file reference 03/751.

PRICE:

€295,000

SERVICES:

Mains water on road, ESB (originally connected to cottage).

SOLICITOR:

R.A Osborne & Co, Emily Square, Athy, Co.Kildare (phone 059 86 31277).

AMENITIES:

Shopping in Newbridge (Whitewater Shopping Centre), Naas and Kildare Retail Village Outlet – all 10 minutes.

Schools: The area is very well served with excellent primary and post primary schools. Ballyshannon National School is within walking distance.

Racing: The Curragh, Punchestown & Naas.

DIRECTIONS:

From Kilcullen:

Proceed on the R418 towards Athy, going for circa 7km, passing through Ballyshannon and Dowling's Pub on your left. The property will be on your left with **Jordan signs**.

CONTACT:

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**Site Layout on previous
Planning (since expired).**

