



**PARTLY COMPLETED DETACHED C. 3,500 SQ.FT. RESIDENCE
ON C. 0.64 ACRE**

Rahilla, Kildare, Co. Kildare, R51 DP20

GUIDE PRICE: € 285,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

Rahilla, Kildare, Co. Kildare, R51 DP20

DESCRIPTION:

The property is situated in a quiet rural setting, 2 miles from Kildare Town or the Rathangan Road opposite the previously operated Dunmurry Springs Golf Club with superb views of the surrounding countryside.

Standing on c. 0.64 acre with a derelict cottage on the site and partially completed two storey residence containing c. 3,500 ft² (c. 325 m²) which is requiring completion but has roof, windows and external doors. This will be an ideal spacious family home when complete, 5 minutes from town with shops, schools, churches, Aldi, Lidl, Tesco, pubs, restaurants and Kildare Retail Outlet Village offering designer shopping at discounted prices. The world famous Curragh Plains is closeby with c. 4,500 acres of open parkland ideal for walking, cycling or running. Superb opportunity to complete house to your own specification and preferred finishings.

Commuters have an excellent road and rail infrastructure with the M7 Motorway at Junction 13, bus route from Town and train service direct to City Centre.

ACCOMMODATION ON COMPLETION:

Entrance Hall, Open Plan
Kitchen/Diningroom with Livingroom off same, Reception Room, Utility Room, Gamesroom, Comms Room, Guest Toilet, 5 Bedrooms (4 Ensuites and walk in wardrobes)

AMENITIES:

Local amenities include GAA, rugby, horse riding, soccer, swimming, golf, hockey, athletics, racing in the Curragh, Naas and Punchestown.

FEATURES:

- * Superb views of surrounding countryside.
- * Close to Kildare Town.
- * c. 3,500 sq. ft.
- * c. 0.64 acre site.
- * Train station and motorway closeby.
- * Superb shopping with Kildare Retail Outlet Village.
- * Ideal opportunity to finish house to your own specification.

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