



# Broadleas Cottage

Broadleas Common, Ballymore Eustace, Co Kildare,  
W91 CK0E.



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87.5 sq.m



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## For Sale by Private Treaty

### LOCATION

Ideally situated on a quiet country road, this property is within close proximity to the picturesque village of Ballymore Eustace and c. 1 km from the N81. Ballymore Eustace is a quaint country village which has a host of amenities. These include river walks, restaurants, shops, an excellent local school as well as a church. Ballymore Eustace is situated c. 7km from Blessington and c. 9km from Naas. In addition, it is within easy commuting distance from Dublin via the N81 or the N7 & is serviced by 65 Dublin Bus. It is also adjacent to Hollywood (c. 1km) and the many walking trails of the Wicklow mountains.

Blessington: C. 10 kms

Naas: C. 10 kms

Dublin: C. 39 kms





## DESCRIPTION:

Broadleas Cottage is a beautiful detached bungalow set on a mature site extending to c. 0.8 Acres. The residence is set back off the road taking advantage of the picturesque surrounding countryside. Accessed via a set of double gates & gravel drive, there is ample parking for a number of cars. Also outside there is a large stable block & workshop. The residence itself is a three bedroom cottage which has been upgraded in recent time. The accommodation is c. 87.5sq.mts / 941sq.ft 7 comprises of a kitchen which has modern units and an open arch to the front dining/ living room, from here there is double doors leading to the front south facing decking area. There is a second sitting room which is host to a solid fuel stove. Three good sized bedrooms & a large family bathroom make up the rest of the living accommodation. The property comes to market in walk in condition.





## ACCOMMODATION:

<b>Kitchen</b>	2.04m (6'8") x 3.06m (10'0")	Modern kitchen units, tiled floor, door to garden.
<b>Front Dining/Living Room</b>	4.04m (13'3") x 3m (9'10")	Wooden floor, dual aspect, double door to front south facing patio.
<b>Living Room</b>	3.09m (10'2") x 3.04m (10'0")	Wooden floor, solid fuel stove, stone surround.





**Bedroom 1**

4.04m (13'3") x 2.01m (6'7")

Wooden floors.

**Bedroom 2**

2m (6'7") x 4.45m (14'7")

Wooden floors, window seat area.

**Master bedroom**

4.47m (14'8") x 2.09m (6'10")

Wooden floors.

**Back Hall**

3m (9'10") x 1m (3'3")

Wooden floors, picture window to garden, hotpress.

**Family Bathroom**

2.07m (6'9") x 2.09m (6'10")

Fully tiled, shower, Bath, heated towel radiator, W.C., vanity unit & W.H.B.



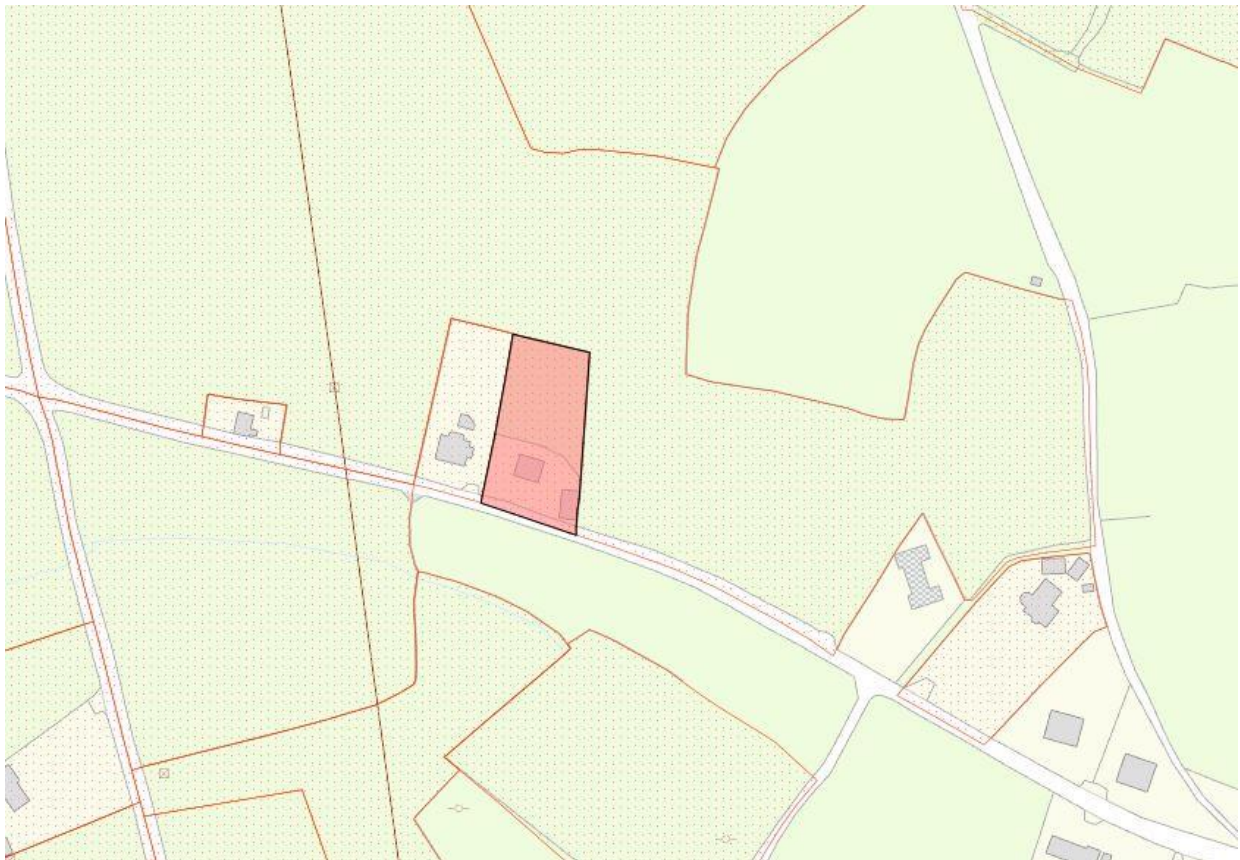
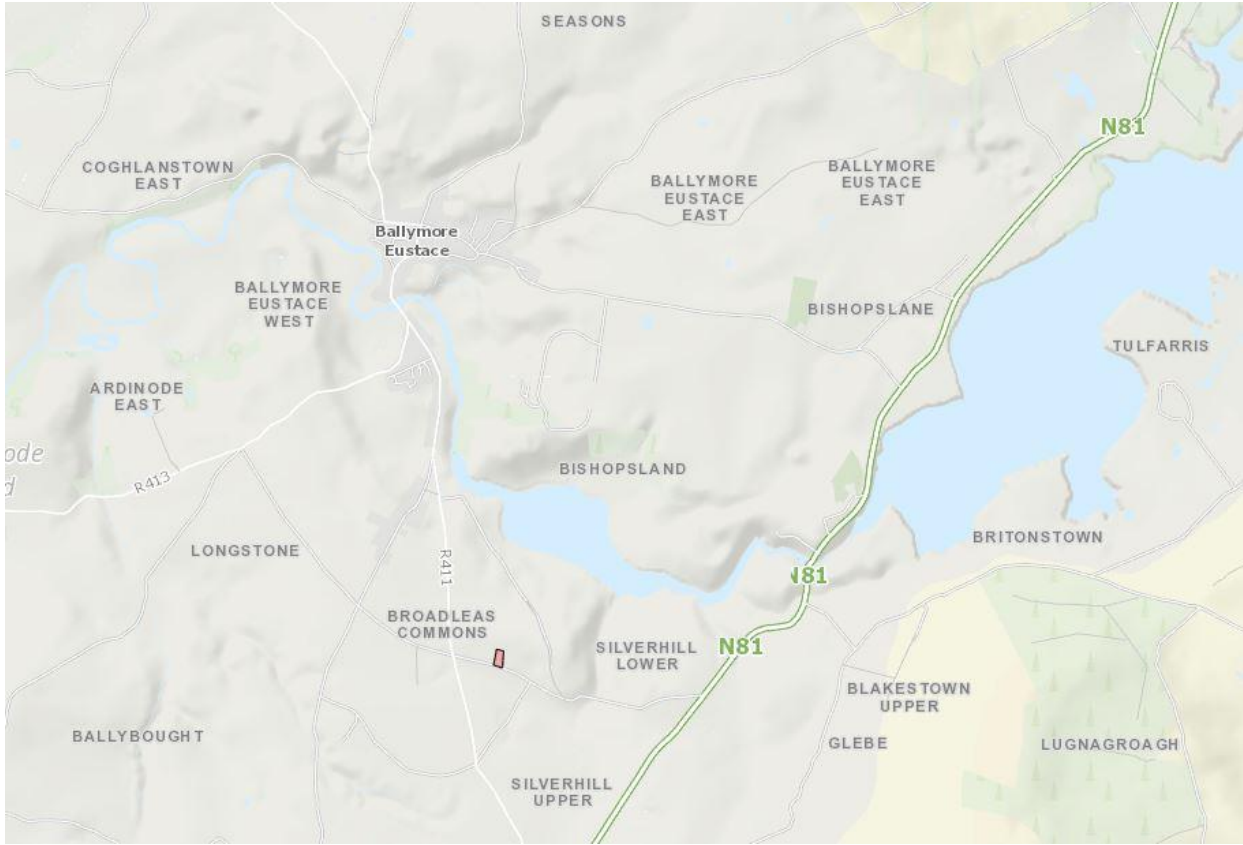






## Planning:

Planning was granted on the 28/01/2021 for the construction of an extension to the existing dwelling house, a new wastewater treatment system and all associated site works. Ref 201299. The planning was for a sizeable split level extension which would bring the total floor area to c. 250sq.mts / 2695sq.ft.







**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2**

**PRICE REGION:**

**€385,000**



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