



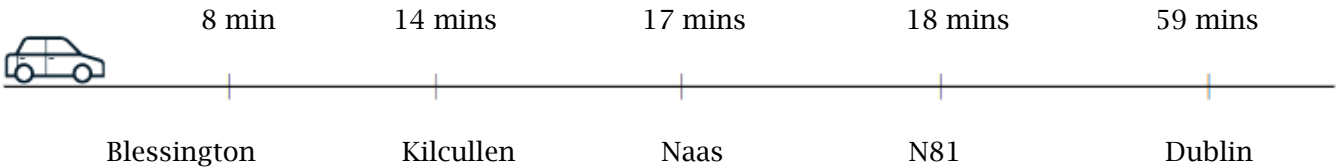
FEATHERBED COTTAGE

MAIN STREET | BALLYMORE EUSTACE | CO. KILDARE | W91 H2P1

FOR SALE BY PRIVATE TREATY

LOCATION

Situated on Main Street in the heart of the picturesque Village Ballymore Eustace., a peaceful rural village, with a great sense of community yet within easy access of major road networks including the M7 and N81. It has award winning pubs and restaurants, a school, shops and a thriving GAA club. It is just 15 kms from Naas and 11 kms from Blessington, each with an abundance of shops, restaurants, bars, sporting facilities and secondary schools. The village has an ever-increasing population and has proven to be a very popular and exclusive location with its rural feel yet it`s close proximity to Naas town and the City. The Village of Ballymore Eustace has new addition of transport with the local link leaving the Village 6 times a day with stops to Blessington, Naas and Sallins train station. Dublin bus number 65 also in service right into Dublin City centre.



Blessington: c. 8.6 kms.
Kilcullen: c. 10 kms.
Naas: c. 12 kms.

DESCRIPTION

Featherbed cottage is a unique cottage which has recently been refurbished to an outstanding finish, with a host of special features including, under floor heating, high Ceilings and an abundance of natural light. The property is ready to move into and extends to c. 60.33 sq. mts / 649.38 Sq. Ft. Laid out in kitchen, Bathroom, Store, Large living room to the rear and two bedrooms with Master En Suite. To the rear of the cottage, it has a private mature garden including a patio area, purpose-built seating at the rear and spotlights on the fencing. The property benefits from an impressive B3 energy rating and is one of a kind, with crafty design and finished to a high standard.

OUTSIDE

Large Sunken Patio Area, Large Rear Gardens, Hidden Covered Gazebo.

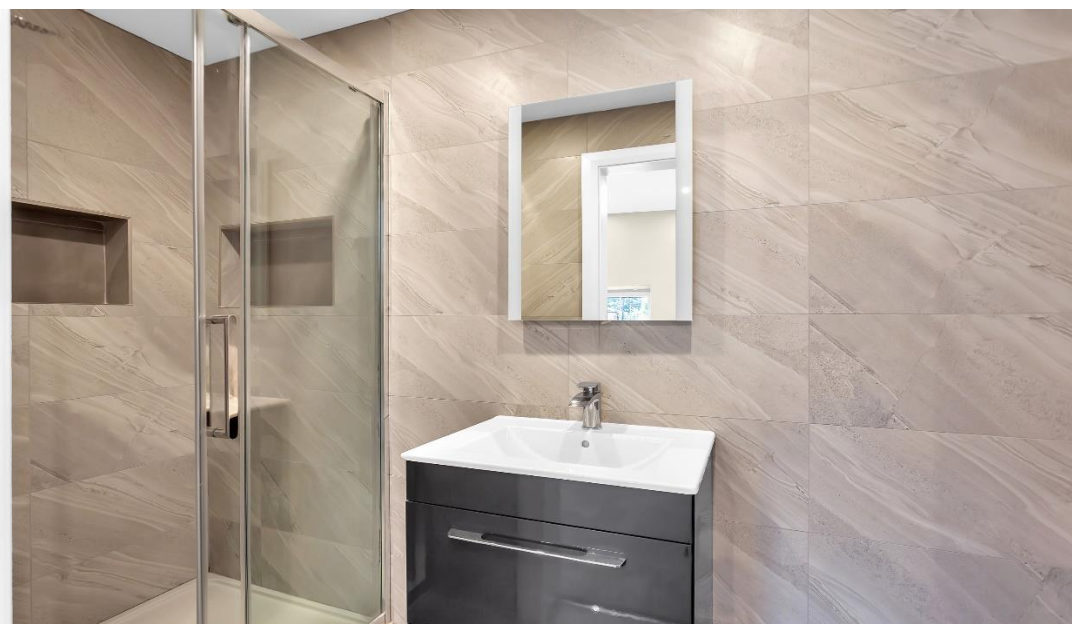
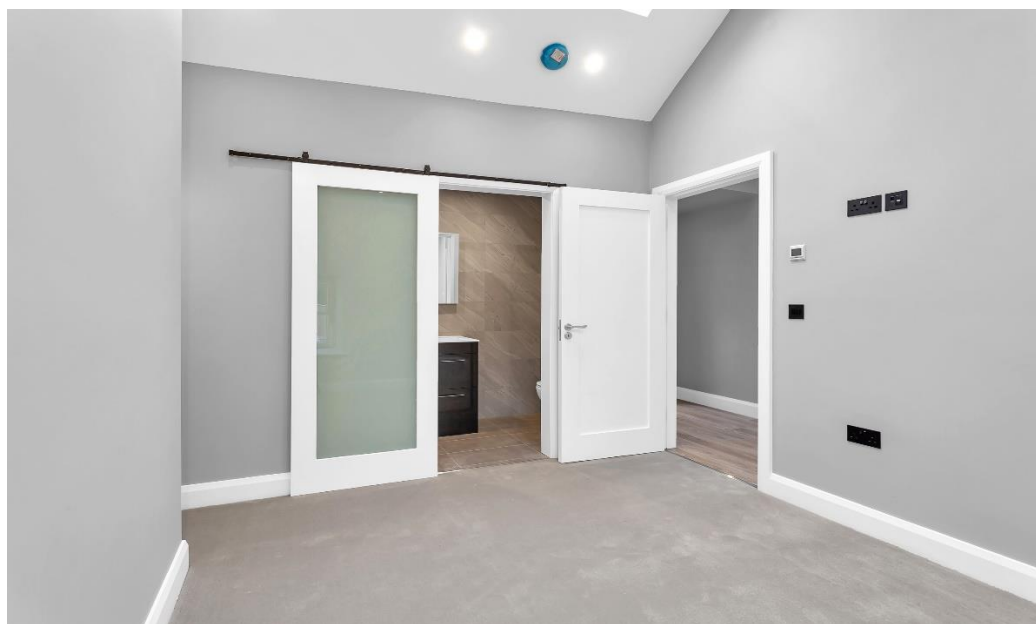


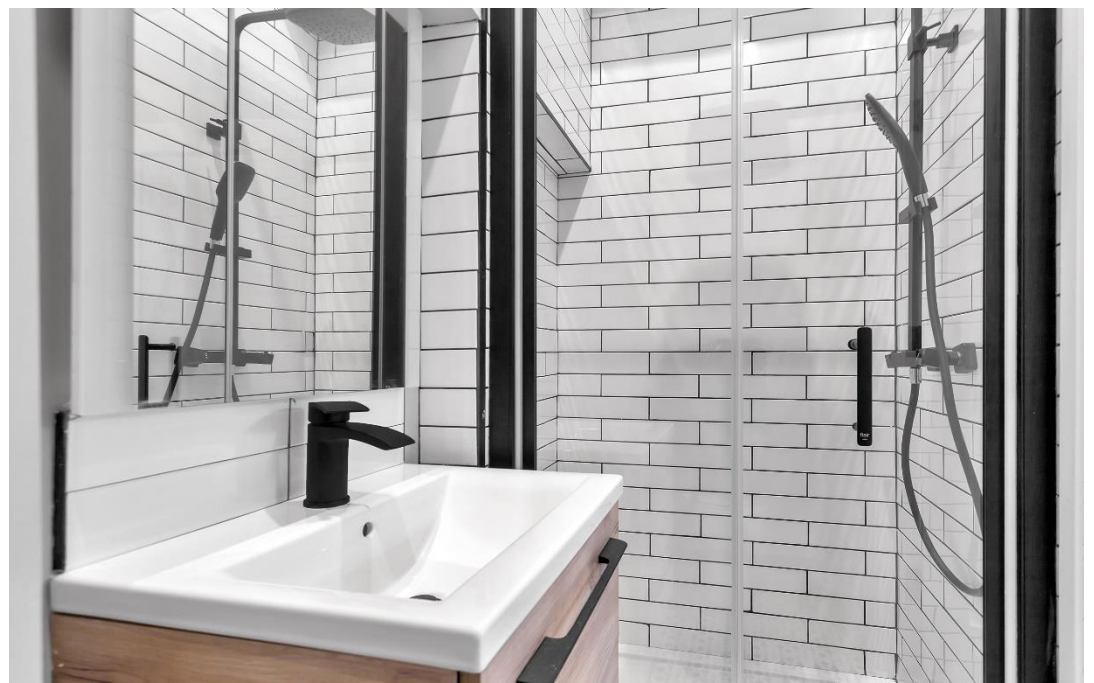
ACCOMMODATION

HALL / BOOT ROOM:	4.82m x 1.34m	Built in Units & Coat Stand, Wood Flooring.
KITCHEN	3.14m x 2.16m	with fitted kitchen units & wooden flooring, Built in Double Oven, Gas Hob, Fridge Freezer and breakfast counter.
LIVING ROOM	5.00m x 3.26m	With feature TV stand Electric Fire & storage units & wooden floor. Door to rear garden.
SHOWER ROOM / HALL	2.50m x 2.06m	With Shower, W.C. & W.H.B. Fully Tiled.
STORE	1.52m x 0.70m	
BEDROOM 1 (MASTER)	4.68m x 3.13m	With En Suite Shower, WC, Vanity Unit WHB, Fully Tiled.
BEDROOM 2	2.76m x 2.21m	

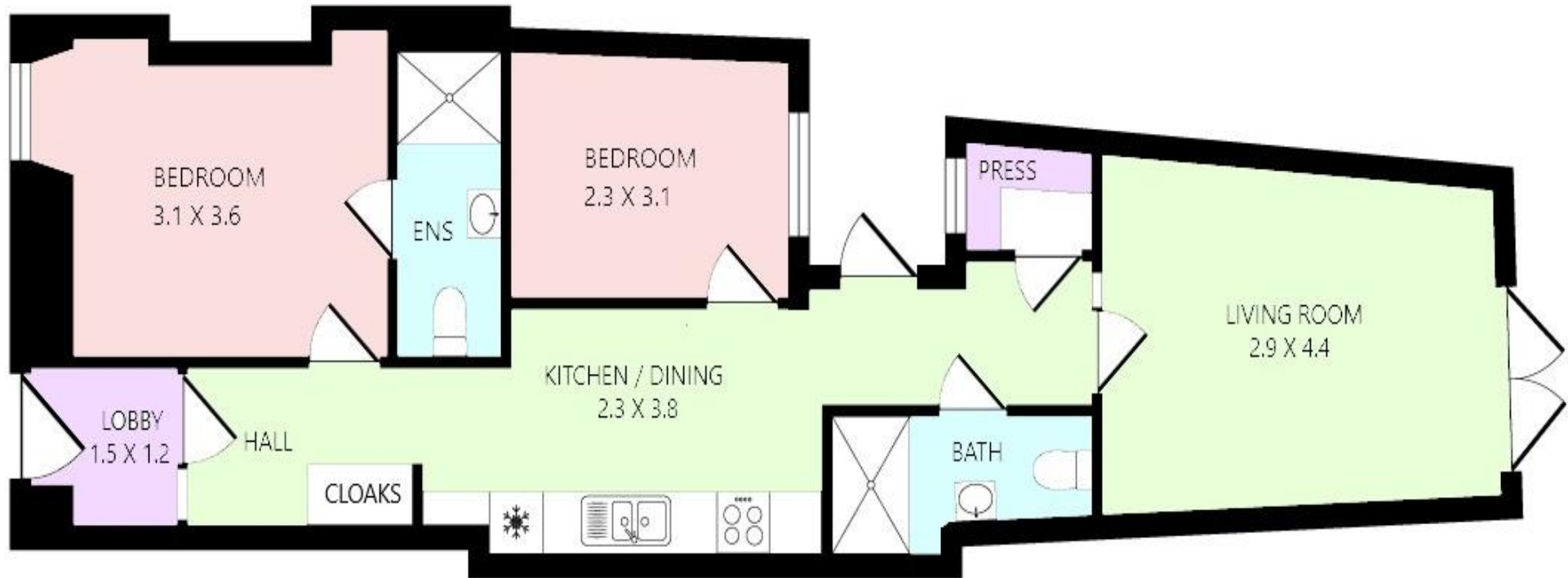


GALLERY





FLOORPLAN





VIEWING:

By Appointment Only

PRICE REGION:

PRICE REGION: €369,000

BER: B3 (109668970)

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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