

For Auction

Stated Reserve €150,000

Auction 28th January 2026 in Lawlor's Hotel, Naas,
Co. Kildare at 3.00 p.m. (unless previously sold).

Sherry
FitzGerald
O'Reilly



2 Chapel Street,
Ballymore Eustace,
Co. Kildare,
W91 W8C7.

BER EXEMPT

sherryfitz.ie



Sherry FitzGerald O'Reilly presents 2 Chapel Street, Ballymore Eustace. This property consists of two adjoining cottages facing the street, with an expansive rear garden offering excellent development potential. Perfectly positioned, it is only a few steps away from the beautiful River Liffey, its historic six-arch bridge, and the tranquil river loop walk.

The houses on Chapel Street were originally built in the 19th century by the nearby woollen mill to house its workers. Now in private hands all the cottages have been restored and extended over the years. Number 2 requires complete renovation due to fire damage and its substantial site offers the space and scope to create an exceptional home.

Ballymore Eustace is a village known for its strong community, with its popular shops, school, thriving GAA club, and award-winning pubs and restaurants. While retaining a peaceful, rural feel, the village still offers excellent access to the M7 and N81, Naas (15 km), and Blessington (11 km). Both nearby towns offer extensive shopping, dining, and secondary school options.

The new Local Link offers services six times a day to Blessington, Naas, and Sallins train station, and the Dublin Bus No. 65 route travels directly into Dublin City Centre. The surrounding area offers superb leisure opportunities, including Russborough House, Blessington Sailing Club, Golden Falls Lake, and horse racing at Punchestown, Naas, and The Curragh.

Restoration of Number 2 Chapel Street offers the chance to create the perfect home blending historic charm with contemporary living in a prime village location.

Special Features & Services

- On a fine site of 0.11 of an acre/500m² approximately.
- Located in the heart of Ballymore village.
- Slate roof.
- uPvc windows to rear.
- Garden with old stone walls on two sides, gated side access and shed.
- Close to Shops, Post office, Restaurants, and bars.
- Just a few minutes' walk to Primary school and bus stop for secondary schools.
- Short stroll to Number 65 bus stop to Dublin and Local link bus to Blessington, Naas and Sallins train station.
- Shed 5.27m x 3.42m (17'3" x 11'3"):
L shaped shed at end of garden.

Solicitor with carriage of sale:

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NEGOTIATOR

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