



NUGENT
AUCTIONEERS



**8 CHAPEL STREET
BALLYMORE EUSTACE
CO. KILDARE
W91 A0P2**



Cottage



2



1



c. 60 Sq. M
c. 645 Sq. Ft



BER D1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now bring Honeysuckle Cottage to the market a charming traditional terraced cottage with a rear extension, located on Chapel Street in the heart of Ballymore Eustace. The property boasts the added attraction of an large elevated site. The home offers huge potential for the prospective buyer to put their stamp on a home in the most picturesque setting.

Ballymore Eustace is a vibrant village which offers all necessary amenities on your doorstep such as restaurants, pubs, shops, and sports clubs. The property is also within easy commuting distance of Naas, Newbridge and the Greater Dublin area and is serviced by the 65 Dublin Bus Route direct to the City Centre or Luas Red Line.

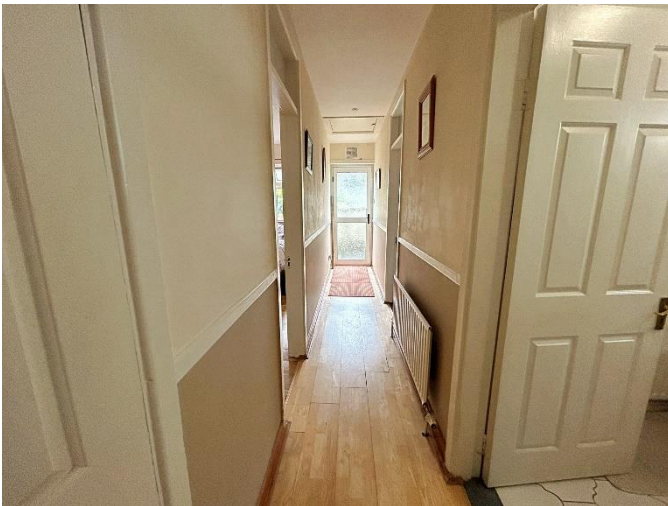
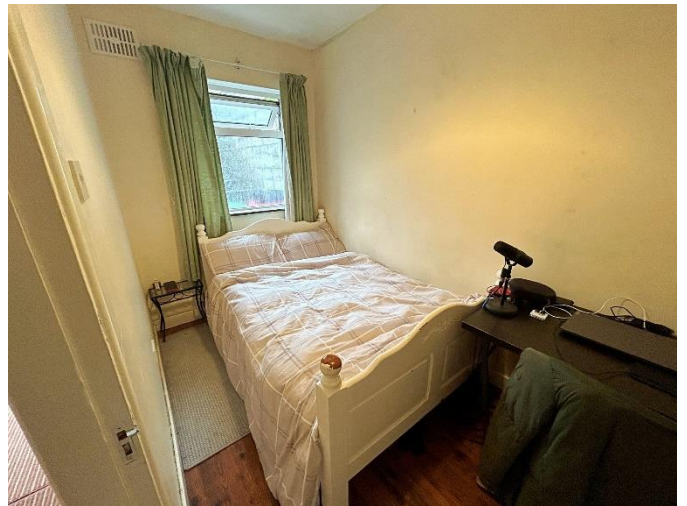
LOCATION

From Main Street Blessington head southwest on the N81, continue straight for 7km then turn right onto the for 2.3km and continue onto Barrack Street, finally turn left onto Main Street/R411, followed by a right turn onto Chapel Street. The property is located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	1.65m x 0.94m	Wooden floor, leading to kitchen
Kitchen /Sitting Room	6.50m x 4.04m	Wooden floor, brick fireplace, gas fired stove
Bedroom 1	4.60m x 2.54m	Wooden floor, built in wardrobes
Bedroom 2	3.82m x 1.82m	Wooden floors, built in wardrobes
Bathroom	2.19m x 1.74m	Bath, tiled, WC & WHB
Storage/Wardrobe	1.62m x 0.86m	Plumbed for washing machine
Back Hall	6.27m x 0.89m	Wooden floor
Shed	3.50m x 3.22m	Wired





SERVICES

- Mains Water
- G.F.C.H.
- Electricity

ADDITIONAL INFORMATION/FEATURES

- BER: D1
- c. 60 Sq. M / c. 645 Sq. Ft
- Large wired shed
- Extensive rear garden
- Open plan kitchen/living area
- On street parking
- 2.8km from N81 Road
- 8.5 km from Blessington
- 10km from Naas

PRICE REGION AMV: €238,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.