



TWO BEDROOM COTTAGE
NO. 8 CHAPEL STREET

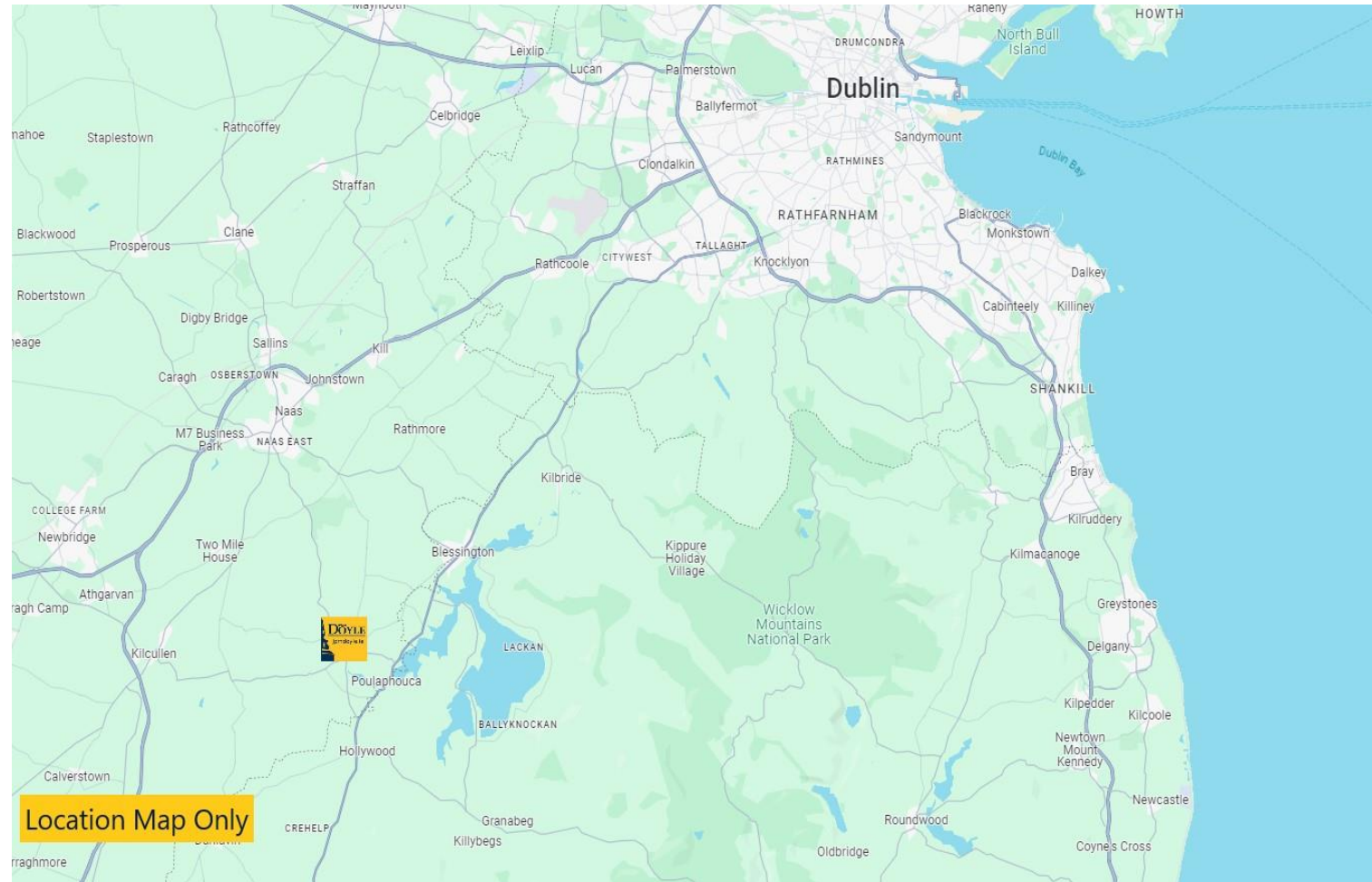
BALLYMORE EUSTACE | CO. KILDARE | W91 NT62 |



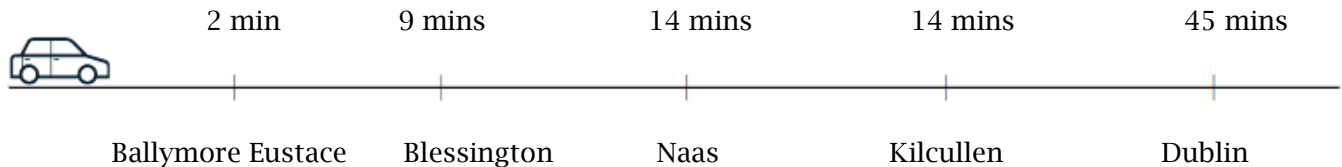
FOR SALE BY PRIVATE TREATY

LOCATION

Situated on Chapel Street in the heart of the picturesque Village of 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. 8.8 kms.
Naas: c. 12.3 kms.
Dublin: c. 46.5 kms.



DESCRIPTION

What started out as a former Weavers Cottage is now a unique home which has recently been refurbished to an excellent finish. It is now a two-bedroom dormer cottage with high ceilings and an abundance of light. The property is ready to move into and extends to c. 63 sq. mts / 678 Sq. Ft. laid out in living room, kitchen, utility, shower room & two bedrooms. The living room has a built-in wood burning stove with brick surround and smart understairs storage. The kitchen is to the back with shaker style units & lightwell overhead making the most of the natural light. A utility room off the kitchen leads to a modern shower room. There is a double bedroom downstairs and a generous landing with bedroom upstairs. This house is turnkey and waiting for its new owner to just move in. Property benefits from an impressive C1 energy rating.



ACCOMMODATION

LIVING ROOM	3.89m x 3.89m
KITCHEN	3.80m x 3.26m
UTILITY ROOM	1.99m x 0.67m
SHOWER ROOM	1.97m x 1.93m
BEDROOM 1	4.46m x 2.94m
UPSTAIRS	
LANDING	2.02m x 2.06m
OFFICE	2.93m x 2.60m

With wood burning stove & feature brick surround. Vaulted ceiling & wooden flooring.

With modern fitted kitchen, with breakfast bar seating. Freestanding oven & hob, extractor fan, fridge freezer, door to extend courtyard.

Plumbed for washing machine & tumble dryer fitted.

With corner shower cubicle, vanity unit & W.C.

Carpeted.



GALLERY





VIEWING:

By Appointment Only

PRICE REGION:

€265,000

BER: C1

SELLING AGENT:

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

CONTACT US

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