

RESIDENTIAL DEVELOPMENT SITE & COTTAGE ON C. 0.45 ACRES



MAIN STREET BALLYMORE

COTTAGE

NAAS

LOCATION MAP ONLY

FOR SALE

Residence Cottage & Development Site,  
Main Street, Ballymore Eustace, Co. Kildare, W91 T2N7.



2



1



79 Sq. Mt.



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

The subject property is located on Main Street in the heart 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, 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. This has proven to be a very popular and exclusive location with its rural feel yet its close proximity to Naas town and City Centre

### DESCRIPTION:

The property comprises of a Two Storey House, Derelict Cottage and large site with extensive frontage to the Main Street with exceptional development potential. The overall site extends to c. 0.45 Acre/ 0.18 hectares and is shown as Zoned For residential development on the Kildare County Council development plan, situated fronting the Main Street and adjoining the national school in a much sought after location.

### ACCOMMODATION:

<b>THE TWO STOREY RESIDENCE</b>	<i>Extending to c. 79 Sq. Mt/ 850 Sq. Ft.</i>	
Hall	4.75m x 1.63m.	
Living Room	4.30m x 4.24m.	<i>Fireplace</i>
Kitchen	3.66m x 2.54m.	<i>Fully fitted.</i>
Utility Area	3.10m x 2.22m.	
Bedroom 1	3.93m x 2.40m.	
Bedroom 2	4.20m x 4.34m.	
Landing	3.97m x 2.03m.	
<b>THE OLD FORGE/ COTTAGE:</b>	<i>Extending to c. 48 Sq. Mt/ 505 Sq. Ft.</i>	









## OUTSIDE:

Extensive Private Gardens with good access.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**EXEMPT**

**PRICE REGION:**

**€395,000**



JP&M  
**DOYLE**

Established: 1952

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