

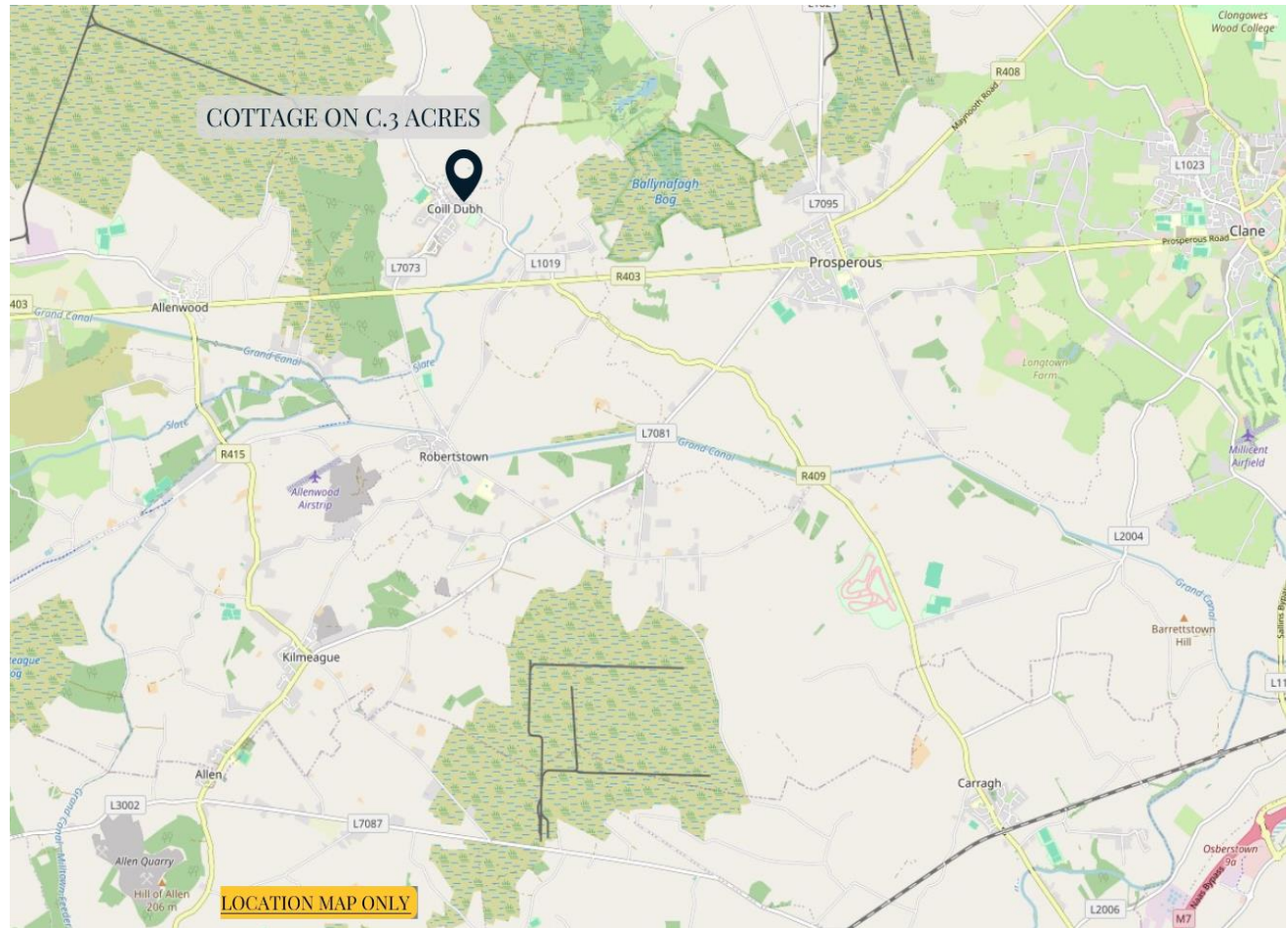


COTTAGE ON C. 0.3 ACRE / 0.12 HA.,
BLACKWOOD | COILL DUBH | CO KILDARE | W91 V8FH

FOR SALE BY PRIVATE TREATY

LOCATION

From Clane proceed out the R403 towards Prosperous, continue straight on through Prosperous to Dag Welds cross (note pub on your right) turn right, continue on the L1019 towards Coill Dubh village, the property for sale is on your right just before Coill Dubh village.



DESCRIPTION

J P & M Doyle are delighted to bring to the market this detached 3 Bedroom cottage extending to approximately 66 sq.m requiring some investment on approximately 0.12 hectare / 0.3 acre of grounds. Whilst requiring renovation / modernization this is a rare opportunity to acquire a property with undoubted charm and huge potential located in a delightful rustic setting.

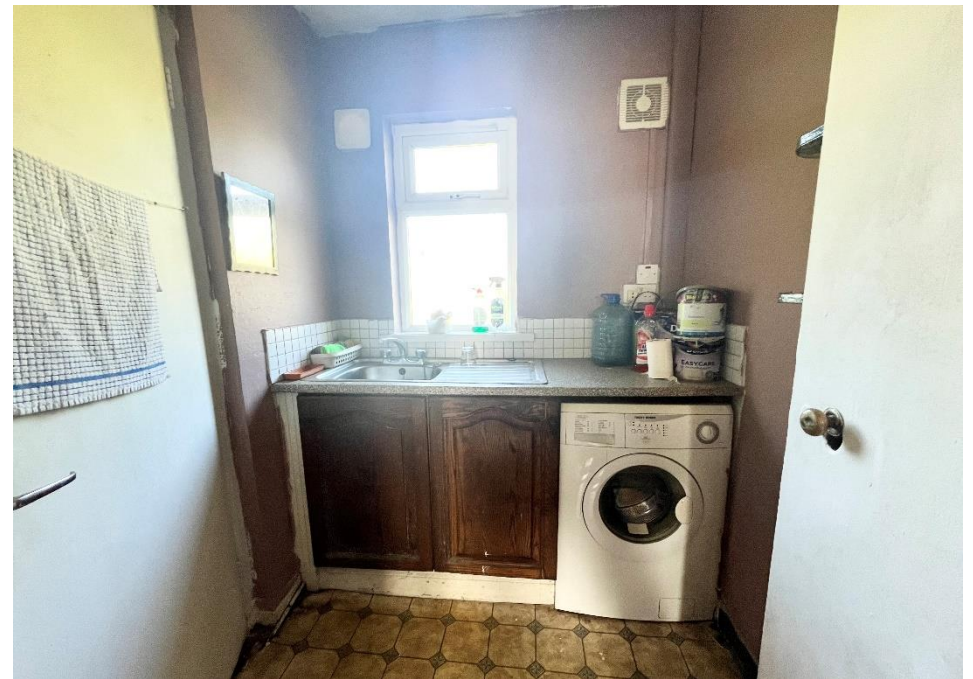
Coill Dubh is an established village where the country atmosphere is virtually unspoilt, yet it still offers an array of excellent local services including shops, schools, church and a variety of sporting and recreational facilities and is convenient to Prosperous, Clane and larger towns such as Naas, Kildare and Newbridge where all amenities including large retail outlets are available. Dublin city is easily accessible via a frequent bus service and convenience to the M4 and M7 motorways.



ACCOMMODATION

Entrance Hallway:	6.0m x 0.9m	With vinyl flooring and attic hatch.
Kitchen/Living Room:	4.3m x 3.3m	With fitted storage units, solid fuel stove, vinyl flooring, airing cupboard.
Scullery:	2.0m x 1.6m	With fitted storage units, sink unit, vinyl flooring.
Rear Lobby:	1.8m x 1.5m	With vinyl flooring, rear door access.
Bedroom 1:	3.1m x 2.1m	To back with vinyl flooring
Bedroom 2:	3.5 m x 3.2 m	To side with open fireplace.
Bedroom 3:	4.0m x 3.6m	To front with open fireplace, fitted wardrobes, carpet.
Bathroom:	3.0m x 1.6m	With Triton electric shower, wc, whb, sliding shower screen, vinyl flooring.





FEATURES/ SERVICES

- Ber G
- Constructed C. 1960
- Floor area 66 sq m / 710 sq ft approx.
- Solid fuel central heating
- PVC double glazed windows
- Fuel shed
- Store
- Mature grounds
- Convenient setting
- Outside tap



OUTSIDE





PRICE REGION:

€225,000

VIEWING:

By Appointment Only

BER:



(107662157)

JOINT SELLING AGENTS:

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