



# Two Bedroom Cottage,

No.3 Chapel Street, Ballymore Eustace,  
Co. kildare, W91 T1K6.



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61.78 Sq.Mt

 (045) 865 568

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## For Sale by Private Treaty

### LOCATION:

Located in a row of charming country cottages on Chapel Street in the quaint and picturesque village of Ballymore Eustace. Ballymore Eustace is a very attractive and welcoming village nestled on the banks of the River Liffey, close to the Wicklow border. It lies between the larger towns of Naas and Blessington. Local amenities include Russborough House, Blessington Sailing Club, Golden Falls Lake, with horse racing at Punchestown, Naas and The Curragh Race Courses close by. Ballymore Eustace is located just off the N81.

Naas: c. 9 km. Blessington: c. 6.4 km. Just a 25 minute drive from the M50 Motorway on the main 65 bus route.

### DESCRIPTION:

Simply stunning two bedroom cottage oozing charm and character. From the moment you step foot through the front door you are enveloped with a warm fuzzy feeling. The vaulted panelled ceiling, sash windows, period fireplace with wood burning stove, country kitchen with Belfast sink, bring you back to days of old. Thankfully the cottage has been upgraded by its current owner and the décor throughout is all part of its allure. There is now gas central heating throughout. Accommodation comprises an open plan kitchen /living room and two double bedrooms, one with wood burning stove and the bathroom has been completely revamped with stylish sanitary ware and tiling in keeping with the cottage feel. Down the hall you are drawn to the back garden with raised decking area which is covered over to allow for entertaining on long sunny evenings. This too has a wood burning chimney. The back garden is private and deceptively spacious with garden shed to the rear, suitable for storage. This is a beautiful property the likes of which rarely come to the market.

### ACCOMMODATION:

<b>Living Room/ Kitchen:</b>	6.46m x 3.65m	With country style fitted kitchen units, belfast sink, intergrated fridge freezer, dishwasher, rangemaster cooker with gas hob. Feature fireplace with wood burning stove, painted wood flooring. Vaulted ceiling.
<b>Hallway:</b>	5.94m x 1.08m.	With painted wood flooring & velux window.





<b>Bathroom:</b>	2.43m x 1.68m.	Bath with overhead rainfall shower, W.C. & W.H.B. Glass shelving & wooden floor. Part tiled walls.
<b>Walk-in-Wardrobe:</b>	2.26m x 1.58m.	With hanging rails & shelves. Hotpress.
<b>Bedroom 1:</b>	5.16m x 2.24m.	With ornate coving fireplace with wood burning stove, velux window, French doors to outside decking area.
<b>Bedroom 2:</b>	4.05m x 2.40m.	Overlooking rear garden.
<b>Utility Room:</b>	1.08m x 1.01m.	Plumbed for washing machine & door to garden.



**OUTSIDE:**

- Rear garden
- Raised decking area
- Stepping stones to rear garden shed.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**E2 (107731036)**

**PRICE REGION:**

**€350,000**



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