



Crookstown Service Station

RESIDENCE & YARD ON C. 1.5 ACRES

# Derelict Bungalow & Outbuildings on C. 1.5 Acres

Moyleabbey, Ballitore, Co. Kildare, R14 RH93

 (01) 490 3201

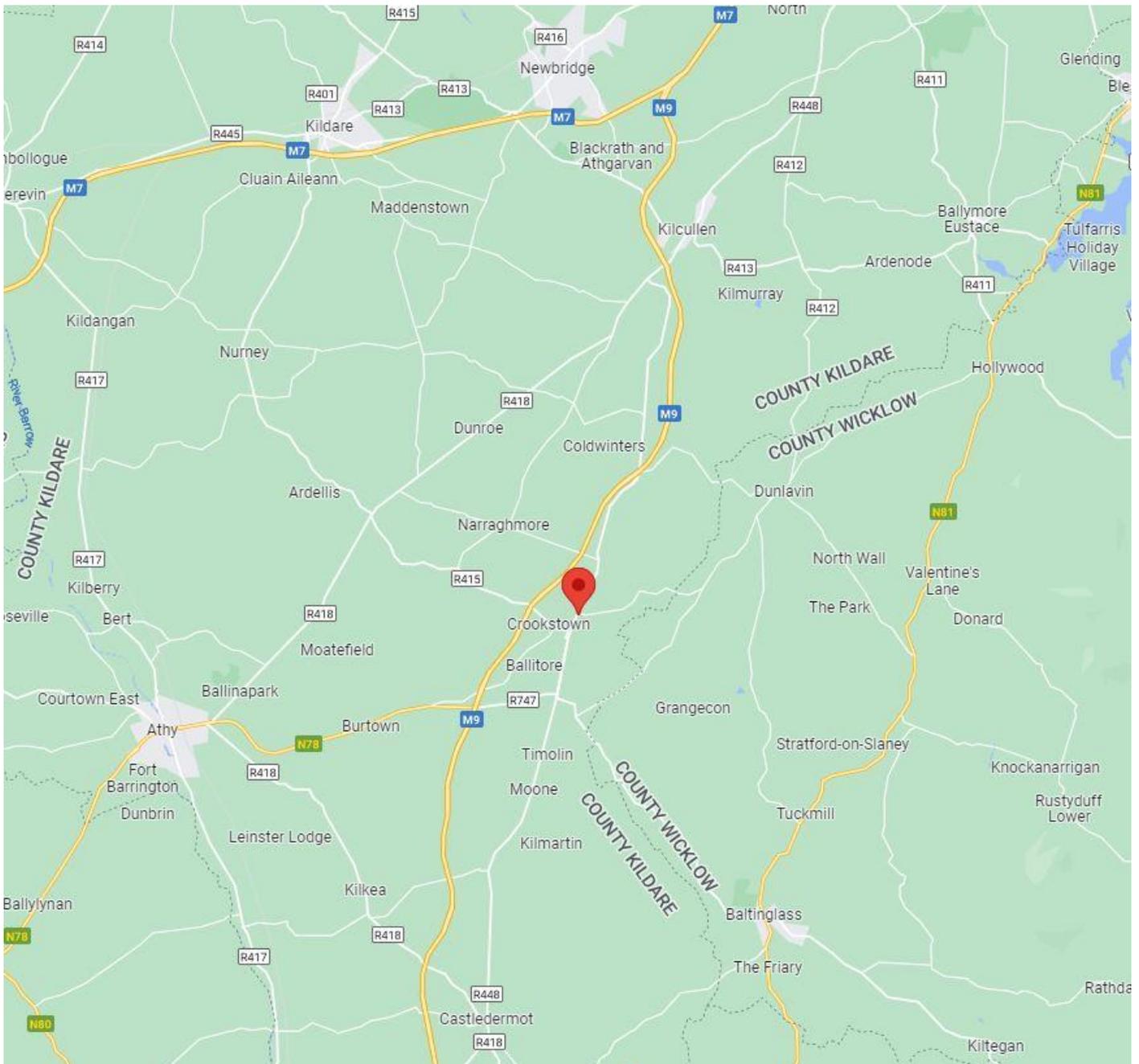
 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

Conveniently located on the R448, the former N9 road. The property is easily accessible to the nearby villages of Ballitore, Dunlavin and Kilcullen, not to mention the larger towns of Newbridge, Naas, Athy and Kildare. The M9 motorway is a short 5-minute drive and will allow you to handily travel to other parts of the country with ease. A new local primary school is within walking distance as well as the easily accessible local petrol station, supermarket, state of the art GAA facilities plus local soccer.

Kilcullen: c.13kms.    Newbridge: c. 20kms.    Naas: c. 32kms.    Dublin: c. 50kms.  
Curragh: c.11kms.    Kildare Town: c.11kms    Kildare Village: c.11kms.



## **DESCRIPTION:**

The property consists of a derelict bungalow & extensive outbuilding on a plot extending to C. 1.5 Acres. This is an excellent opportunity for someone to undertake a restoration project & bring the property back to a family home. The outbuildings provide a great footprint for conversion & could lend themselves to a number of uses. The buildings are surrounded by fine mature trees, & with some clever landscaping would make for great garden spaces.





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**Exempt**

**PRICE REGION:**

**€169,000**



JP&M  
**DOYLE**

Established. 1952

105 Terenure Road East, Dublin 6, D06 XD29.

t: (01) 490 3201

f: (01) 490 7292

e: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)

PSRA Licence: 002264

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