

Three Bedroom Bungalow

2 Broadlease Commons, Ballymore Eustace, Naas, Co. Kildare, W91 K7R0.







盆

(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Located in a quiet cul de sac within walking distance of 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. Local amenities include Russborough House, Blessington Sailing Club, Golden Falls Lake, Poulaphouca, with horse racing at Punchestown, Naas and The Curragh Racecourses 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 Dublin bus route.

DESCRIPTION:

Three bedroom detached bungalow on a large site of c. 0.2 acre. The property is in need of some upgrading but has huge potential extending to c. 92 sq. mts / 971 sq. ft with an attached garage to the side which could be easily converted to further accommodation. Accommodation comprises entrance hall, living room, kitchen, sunroom, three bedrooms and family bathroom. There is a large side entrance and ample parking.

ACCOMMODATION:

Entrance Hall 3.18m x 1.7m With wooden flooring.

Living Room 3.62m x 3.63m With wooden flooring & fireplace.

Kitchen / Beakfast Room 5.74m x 3.22m With fitted kitchen units, tiled & wooden

flooring & door to sunroom.









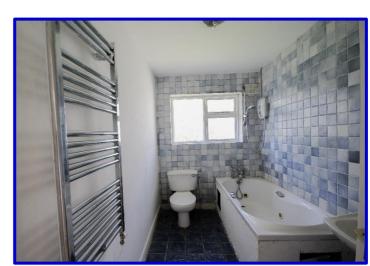
With door to rear garden. Sunroom 5.17m x 2.38m With hotpress & wooden flooring. 3.38m x 1.1m Hallway **Bedroom 1** 3.21m x 2.39m With wooden flooring. **Bathroom** With bath, W.C. & W.H.B., electric 3.22m x 1.7m shower & heated towel rail. With parquet flooring. **Bedroom 2** 4.11m x 3.21m

Bedroom 3 3.71m x 2.93m With fitted wardrobes.













OUTSIDE:

- -Large gardens extending to c. 0.3 acre.
- -Off street Parking.
- -Attached garage.





VIEWING: BY APPOINTMENT ONLY

BER: F

PRICE REGION: €250,000.



Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

- J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:
- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.