



## Three Bedroom Bungalow

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



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81.63sq.m

 (045) 865 568

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

<b>Entrance Hall</b>	3.18m x 1.7m	With wooden flooring.
<b>Living Room</b>	3.62m x 3.63m	With wooden flooring & fireplace.
<b>Kitchen / Breakfast Room</b>	5.74m x 3.22m	With fitted kitchen units, tiled & wooden flooring & door to sunroom.



**Sunroom** 5.17m x 2.38m

With door to rear garden.

**Hallway** 3.38m x 1.1m

With hotpress & wooden flooring.

**Bedroom 1** 3.21m x 2.39m

With wooden flooring.

**Bathroom** 3.22m x 1.7m

With bath, W.C. & W.H.B., electric shower & heated towel rail.

**Bedroom 2** 4.11m x 3.21m

With parquet flooring.

**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.**



JP&M  
**DOYLE**

Established. 1952

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