

FOR SALE BY AUCTION: UNLESS PREVIOUSLY SOLD



BER G C3 E1

'Beaufort', Sallins Rd, Naas, Co. Kildare, W91 E8XC

SUBSTANTIAL PROPERTY ON CIRCA 0.82 ACRES (0.33 HEC) - In One or More Lots

Substantial residence along with 3 x terraced cottages on circa 0.82 acres (0.33 hectares).

- Centrally located on the Sallins Road, approximately 165m from Poplar Square.
- Large Residence extending to 215 sq. m.
- Vehicular access from Sallins Road.
- Vacant Possession upon completion.



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& AUCTIONEERS LTD



Location

Naas is the largest urban centre in County Kildare and is also the capital town of the county. Located in the Greater Dublin Area, the town is connected to the M7 Motorway via junctions 9, 9A & 10. Transport is excellent with frequent bus services to Dublin City and Airport from Naas Town. Rail services to Dublin (Heuston) and other national cities are available from Sallins Train Station which is located some 5km from the town centre.

The subject property is located on the western side of the Sallins Road approximately 165m from its junction with North Main Street and Poplar Square.



Description

The main property 'Beaufort' extends to 214.8 sq. m. (2,311 sq. ft.). The property briefly comprises entrance porch, living room, lounge, office, study, kitchen, sunroom, utility, W.C. and bedroom at ground floor level along with three bedrooms with master ensuite, hot press and family bathroom at first floor level. The property is fitted with an intruder alarm and a mix of single and double-glazed timber and PVC windows.

There are three terraced cottages each extending to approx. 65 sq. m. (700 sq. ft.) Accommodation briefly comprises kitchen/dining room, living room, two bedrooms and shower room.





Services: All main services are connected

Zoning: The property is zoned 'B: Existing / Infill Residential' under the Naas Local Area Plan 2021 - 2027

Tenure: We are advised the property is held freehold.

Viewing: By appointment only

Auction Details:

Date: 19th July, 2023 - Unless Previously Sold

Time: 3pm

Venue: Lawlor's Hotel, Naas, Co. Kildare

Lot 1: 3 x terraced cottages on 0.2 Acres

Lot 2: 'Beaufort' on 0.61 Acres

Lot 3: The Entire on 0.82 Acres

Solicitor

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