

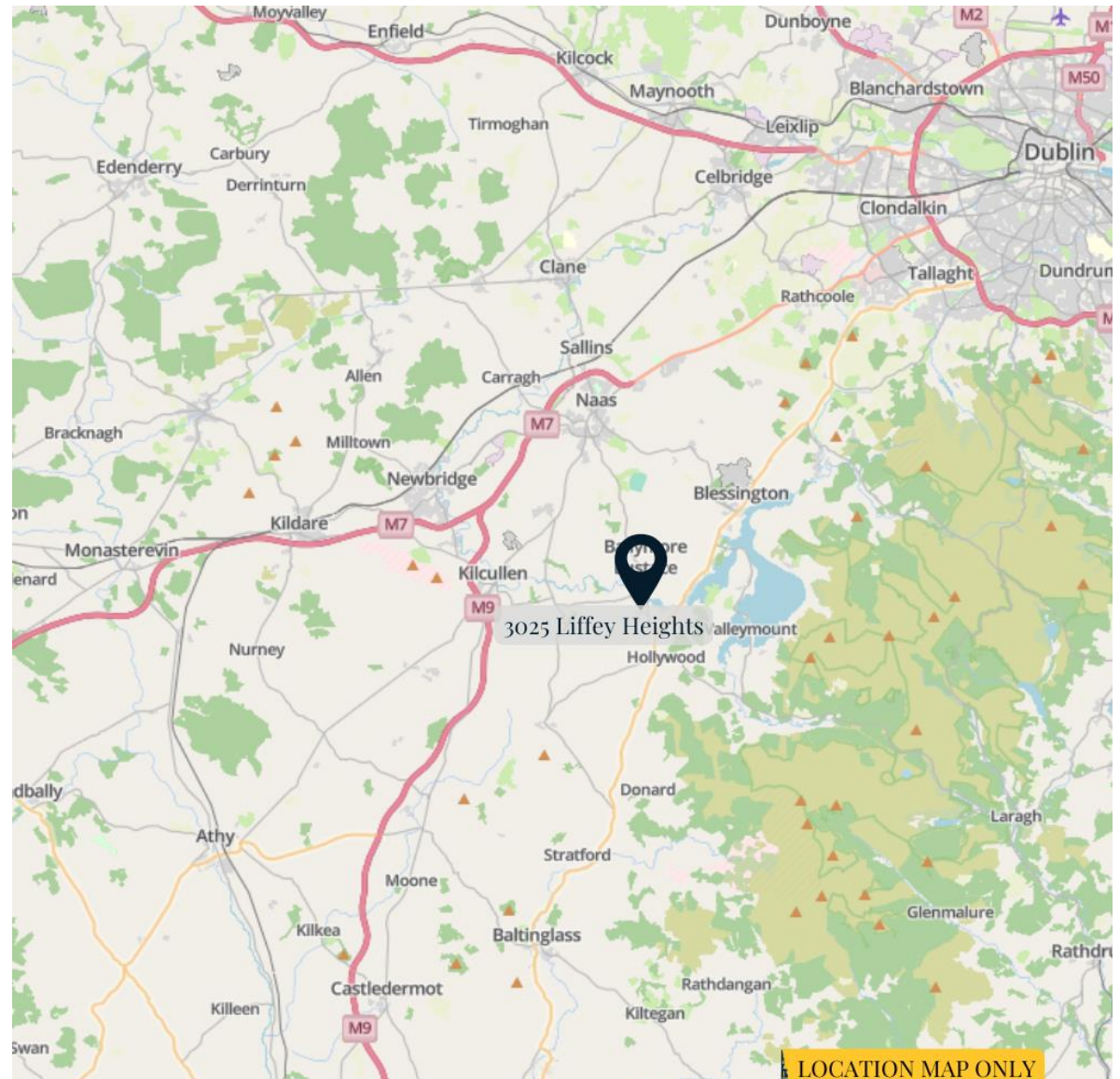
3025 LIFFEY HEIGHTS

Ballymore Eustace | Co. Kildare | W91 N4A8

FOR SALE BY PRIVATE TREATY

LOCATION

Situated in Ballymore Eustace Village, a quaint market town on the Kildare / Wicklow border & in close proximity to Naas, Blessington, Hollywood, Dunlavin & Kilcullen. The area has strong ties with all things equine but in particular Horse Racing, Punchestown is merely c. 5km away & acts as Ballymore's local track. Naas & The Curragh racecourses are also less than 20 minutes drive away. As you drive the surrounding roads you will find yourself in admiring the well maintained & manicured paddocks giving host of some of Irelands best Stud Farms. The village is steeped in history, built on the banks of the River Liffey it acted as a crossing and trading point, to this day the area still acts as a meeting point for many. The village is experiencing a positive change in dynamic that any trader should look on favourably, some 150 new homes are being built within walking distance of the premises of which the first already occupied. The village gives a sense of country yet is commutable to Dublin should one need to do so. There is a Dublin Bus (65) which services that town daily. Both the N81 & N7 are a short drive away connecting it with Dublin & Surrounding Area. Dublin Airport is only c.45 minutes drive from the property.



The property comprises of an attractive town house in excellent condition through and laid out in Hall, Livingroom, Kitchen/ Dining room 3 bedrooms and Bathroom with a rear Garden and Garden Shed and access from the rear. The house is Presented in impeccable condition throughout; this bright and fully modernized home is sure to impress. The current owners have certainly made the most of this home which is ready to move into.

Outside there is front cobble locked gardens, rear patio gardens with garden shed and rear access.



ACCOMMODATION

PORCH:

HALL:

LIVING ROOM: 4.10m x 3.00m with Feature Fireplace, wood flooring

KITCHEN: 2.80m x 5.00m with Modern Fitted Units, Tiled Flooring, Inset Lighting and Under Counter Lighting

FIRST FLOOR:

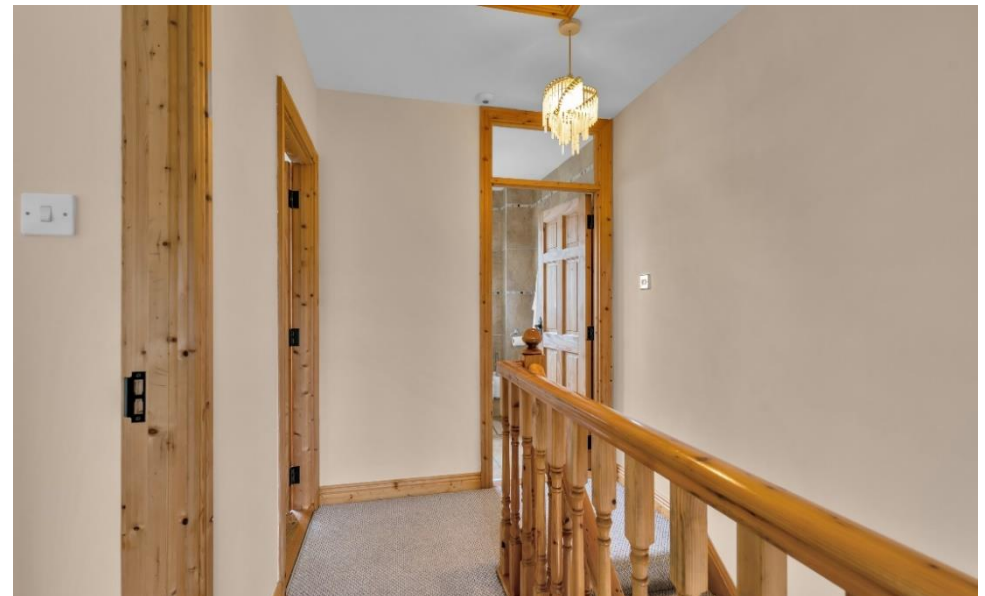
LANDING:

BATHROOM: With Shower, W.H.B, W.C., Fully Tiled.

BEDROOM 1: 4.10M X 2.80M

BEDROOM 2: 3.10M X 2.10M

BEDROOM 3: 3.10m x 2.80m

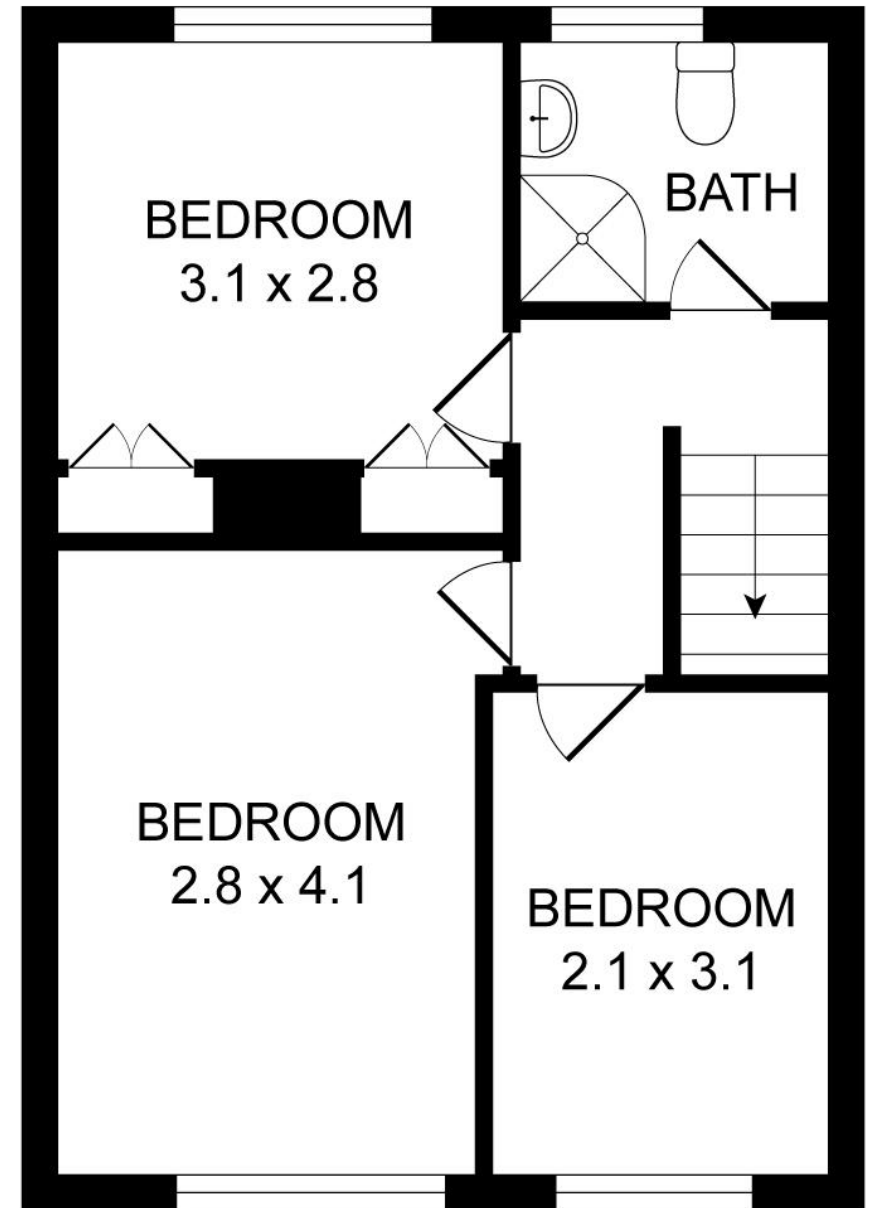
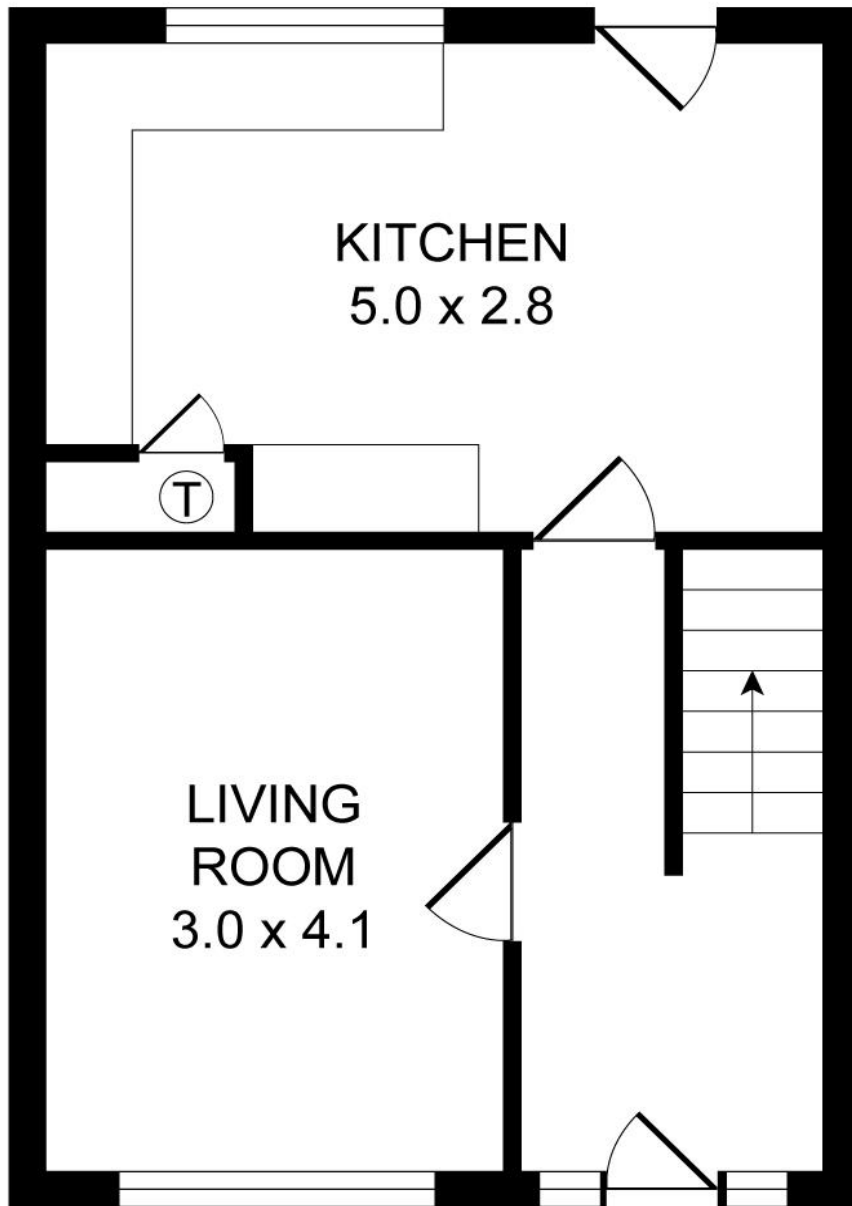












FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
€325,000

BER:



J. P. & M. Doyle Ltd.

105 Terenure Road East,
Dublin 6
D06 XD29

CONTACT US

Telephone: 01 490 3201
Email: enquiries@jpmdoyle.ie

PSRA: 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.

