

FOR SALE

By Private Treaty

Knocknagalliagh, Kildare, Co. Kildare R51 V741

GUIDE PRICE: €250,000



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1



79 Sqm



JORDAN 

Charming Traditional Cottage & Yard

on c. 0.64 Acres

Jordan Auctioneers and Leinster Marts are delighted to present this charming country property located in the peaceful townland of Knocknagalliagh, Co. Kildare. Occupying a mature site surrounded by agricultural land and benefiting from frontage onto a local road, it is within easy reach of an excellent range of amenities.

DESCRIPTION

Believed to date back almost 200 years, this delightful traditional Irish cottage presents an increasingly rare opportunity to acquire and sympathetically restore an authentic period home in an attractive countryside setting. Standing on a mature site extending to approximately 0.64 acres, the property offers enormous potential.

Extending to approximately 79 sq. m. (850 sq. ft.), the cottage is of traditional construction with a dashed exterior finish beneath a pitched roof and benefits from low-maintenance uPVC fascia and soffits together with aluminium single-glazed windows. While the property now requires refurbishment and modernisation, it retains the character and proportions synonymous with Ireland's traditional rural cottages and provides an excellent blank canvas for purchasers to restore and enhance the dwelling to suit modern living while preserving its original charm.

The property is expected to qualify for the **Vacant Property Refurbishment Grant**, allowing eligible purchasers to apply for grant assistance of up to €50,000, subject to satisfying the terms and conditions of the scheme.

LOCATION

The property is conveniently situated approximately 5km from Kildare Town & M7 motorway (Junction 13), 7km from The Curragh, 13km from Newbridge, 8km from Monasterevin, 30km from Naas and approximately 50km from Dublin City Centre.

Kildare Town offers a comprehensive range of shops, supermarkets, cafés, restaurants, schools and leisure facilities together with regular rail services to Dublin Heuston. Newbridge provides an extensive retail offering, including Whitewater Shopping Centre, while the nearby M7 Motorway ensures excellent connectivity to Dublin, the Midlands and the South West. The world-famous Curragh Plains and Racecourse are also within close proximity, providing exceptional opportunities for walking, recreation and equestrian pursuits.



ACCOMMODATION

Kitchen – 2.0m x 2.24m

Fitted with a stainless-steel sink, built-in storage presses, tiled flooring and tiled splashback.

Bathroom – 1.80m x 2.30m

Comprising bath, WC and wash hand basin with tiled flooring.

Parlour – 4.90m x 3.10m

Traditional reception room featuring a Stanley range and tiled flooring.

Living Room – 4.70m x 3.60m

Comfortable reception room with open fireplace.

Bedroom 1 – 3.10m x 3.10m

Double bedroom with timber flooring.

Bedroom 2 – 3.10m x 3.10m

Double bedroom with timber flooring.

YARDS & OUTBUILDINGS

A particularly attractive feature of the property is its collection of traditional outbuildings, which add greatly to its character. These comprise several outhouses together with a substantial three-span hay barn with lean-to

The property benefits from separate entrances to both the dwelling house and the adjoining yard and the entire site is securely enclosed with Keepsafe wire fencing.

The outbuildings provide excellent ancillary accommodation suitable for storage, workshops, hobby farming or a variety of other uses. Combined with the generous site this property offers purchasers tremendous scope.







FEATURES

- Charming traditional Irish cottage dating back approximately 200 years.
- Standing on approximately 0.64 acres.
- Floor area extending to approximately 79 sq. m. (850 sq. ft.).
- Excellent opportunity to sympathetically restore and modernise a period property.
- Expected to qualify for the Vacant Property Refurbishment Grant of up to €50,000, subject to the terms and conditions of the scheme.
- Collection of traditional outbuildings including several stores and a three-span hay barn with lean-to.
- Separate entrances to the dwelling house and yard.
- Securely enclosed site with Keepsafe wire boundary fencing.
- Frontage onto a quiet local road.
- Great location within easy reach of Kildare Town & M7, The Curragh and Newbridge.

SERVICES

- Mains water supply
- Septic tank drainage
- ESB

ADDITIONAL INFORMATION

BER: DF - No.119486959

Title: Freehold

Fixtures & Fittings: Excluded unless otherwise agreed

GUIDE PRICE & OFFERS

Guide Price - €250,000. All offers will be placed via www.offr.io platform with identification and proof of funds required in order to bid.

VIEWINGS

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