

Team Lorraine Mulligan of REMAX Results
Main Street
Donaghcumper
Celbridge
W23 V8W5
t: 016272770
email: office@teamlorraine.ie

Gort Na Greine, Blackwood, Robertstown

Starting Bid: €395,000.00



For sale by Team Lorraine Mulligan of REMAX Results via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present `Gra an Greinne` to the property market. This is a charming 3 bed bungalow spanning to C.117.22sqm/C. 1,261sqft on a delightful private C. 2.3-acre site approximately. This property offers tremendous character and potential throughout, with excellent potential for personalization, extension possibility (subject of course to the relevant planning permission) and future enhancement. This is also the perfect property for a family a lover of animals who would like to give their pets more space, this is the ideal property for someone working from home or for someone looking to open a small business.

On entering the front door to the right is a cosy kitchen/dining/ sitting room area enjoying dual aspect. Two sets of French double doors lead from here to a sun trapped patio area bringing the sunny back garden into the home. The kitchen and dining area offers a practical layout with direct access through French doors to the patio and garden perfect for family meals and summer barbecues. The kitchen space is functional and bright, with ample cabinetry.

A charming wood burning stove provides a cosy focal point, making this room ideal for relaxing or entertaining. There is also a utility room leading from the kitchen with a back door also leading to the patio and back garden area.

This home also features three bedrooms, including a spacious main bedroom with en-suite bathroom. The remaining two bedrooms are adaptable for various family needs. The main bathroom is fully equipped, offering convenience for busy households.

`Gra an Greinne` offers the perfect blend of countryside charm and urban accessibility. Situated within a few minutes distance of Clane Village, Naas, Sallins, Maynooth and Celbridge. This general area has lots of excellent local amenities such as schools, shops, supermarkets, while Dublin City Centre is easily reachable in just 40 minutes.

KITCHEN/DINING/LIVING SPACE:

Recessed lights, fitted kitchen with wall and base units, countertop, breakfast bar area, Belfast style sink, area fully plumbed, feature fireplace with a wood burning stove, wooden floors, 2 sets of French doors leading to the garden area.

UTILITY ROOM:

Are fully plumbed, shelving, ceramic tiles, back door leading to the patio area.

HALLWAY: Recessed lights, hot press with shelving, ceramic tiles in entrance and wooden floor in corridor.

BEDROOM 1:

Recessed lights, wooden floor, French door leading to the garden area.

EN-SUITE: Recessed lights, W.C., W.H.B., shower, floor and wall tiles.

BEDROOM 2:

Recessed lights, wooden floor.

BEDROOM 3:

Recessed lights, wooden floor.

BATHROOM:

Recessed lights, W.C., W.H.B., bath, shower over bath.

FEATURES INTERNAL:

A home with great potential
Upgraded kitchen
Upgraded ensuite and bathroom
Wood burning stove in sitting room

FEATURES EXTERNAL:

PVC double-glazed windows

Raised flower beds
Off street parking
Tucked away in a private cul de sac
Not overlooked to the front or to the rear
Outside tap
Sunny stone patio to the rear
Massive building potential subject to the relevant planning permission

SQUARE FOOTAGE: C. 117.22sqm/C. 1,261sqft

HOW OLD IS THE PROPERTY: Built in 1968

PARKING: Off street parking

BACK GARDEN ORIENTATION: West facing

BER RATING: C with an A potential as per BER report 174 kWh/m²/yr

BER NUMBER: 100752096

SERVICES: Mains water, biocycle system in the rear garden

HEATING SYSTEM: Oil-fired heating.

To view or make a bid contact, Team Lorraine Mulligan of REMAX Results:
office@teamlorraine.ie
or
iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.