



**BER EXEMPT**

**DETACHED COTTAGE ON c.0.7 ACRE**

**POLLARDSTOWN, THE CURRAGH,  
CO. KILDARE R56 RK70**

**Guide Price: €100,000**

**FOR SALE BY PUBLIC  
AUCTION  
THURSDAY 8<sup>TH</sup> MARCH 2018  
@ 3 pm in Keadeen Hotel,  
Newbridge (ups)**



PSRA Reg No. 001536



## FOR SALE BY PUBLIC AUCTION

POLLARDSTOWN, THE CURRAGH,  
CO. KILDARE

### DESCRIPTION:

Situated approximately 200 metres from the world famous Curragh Plains and Moorefield GAA grounds, this is a great location in close proximity to the surrounding towns of Newbridge (c.2 miles) and Kildare (c.3 miles).

Good road and rail links are closeby with the M7 Motorway access c. ½ mile at Junction 12, bus route and train service from Newbridge or Kildare. The property comprises a single storey stone faced cottage with slated roof containing c.498 sq. ft. (c.46.24 sq. m.) incorporating a livingroom, kitchenette, 2 bedrooms, toilet (in annex) standing on c.0.7 Acre site.

### SERVICES:

We understand mains water and electricity are supplied to the property.

### AMENITIES:

The area has a wealth of amenities with horse racing, golf, GAA, rugby, hockey, basketball, canoeing, fishing, horse riding, swimming, leisure centres and soccer. For the shopping enthusiast there is Penneys, T.K. Maxx, Dunnes, Tesco, Newbridge Silverware, Woodies, Lidl, Aldi, Supervalu, Whitewater Shopping Centre and Kildare Retail Outlet Village.

### AUCTION:

Thursday 8<sup>th</sup> March 2018@ 3 p.m. in Keadeen Hotel, Newbridge, Co. Kildare (unless previously sold).

### SOLICITOR:

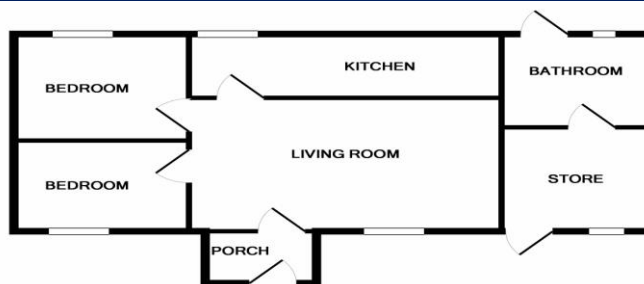
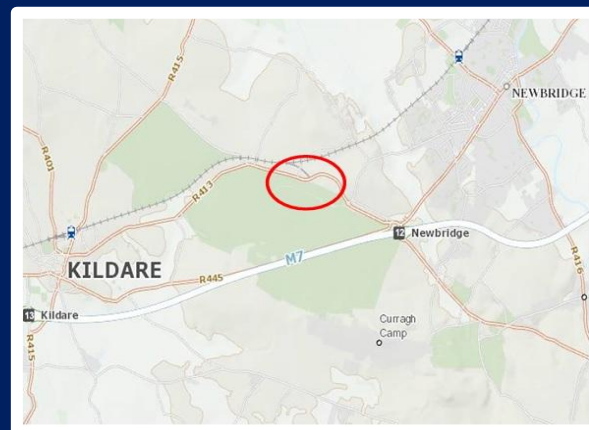
D'Arcy & Co, Claregate Street, Kildare Town.

### CONTACT:

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VIEWING STRICTLY BY APPOINTMENT  
WITH SOLE SELLING AGENT



TOTAL APPROX. FLOOR AREA 5361 SQ. FT. (498.0 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# JORDAN



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