





Two bedroom Apartment No.30 Derby Lodge

Brownstown, Curragh, Co. Kildare, R56 PH93.



50.51 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Derby Lodge is located at Brownstown on the Curragh with beautiful views of the Curragh Plains. It is conveniently located to the larger town of Newbridge and also Kilcullen and Naas, which provide an abundance of schools, shops, restaurants, pubs, churches and entertainment. The Whitewater shopping centre with M&S and the Odeon cinema is a short drive and racing on the Curragh is naturally on your doorstep. For the commuter the M7 and M9 motorways are all within a few minutes drive.

Newbridge: C. 5 kms. **Kildare:** 5.5kms. **Kilcullen:** c. 7kms. **M7:** c. 3kms.

DESCRIPTION:

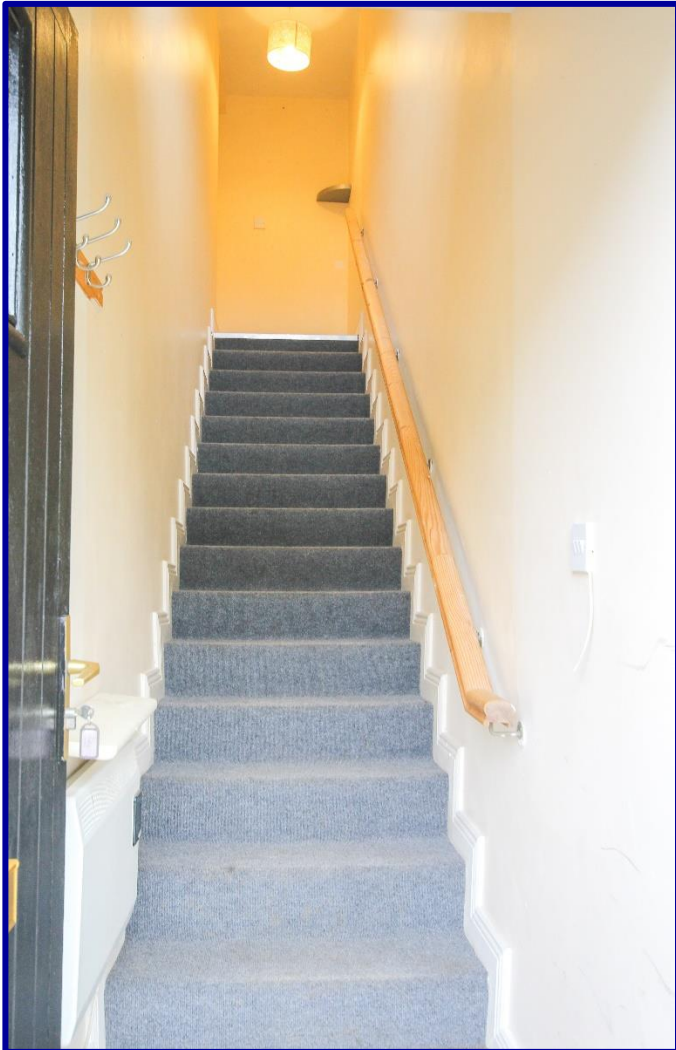
Two bedroom own door first floor apartment set within a courtyard development with large green area. The apartment has an open plan living / kitchen / dining room with modern kitchen units and two large bedrooms with fitted wardrobes. There is a separate bathroom, fully fitted with electric shower. Heating is electric storage heating. Outside there is communal parking.

ACCOMMODATION:

Entrance Hall 3.22m x 1.02m.

Living Room 4.39m x 3.89m.

Kitchen 2.61m x 2.17m. With fitted kitchen units.



Bathroom

2.04m x 1.52m.

Wit bath, w.c & w.h.b.

Bedroom 1

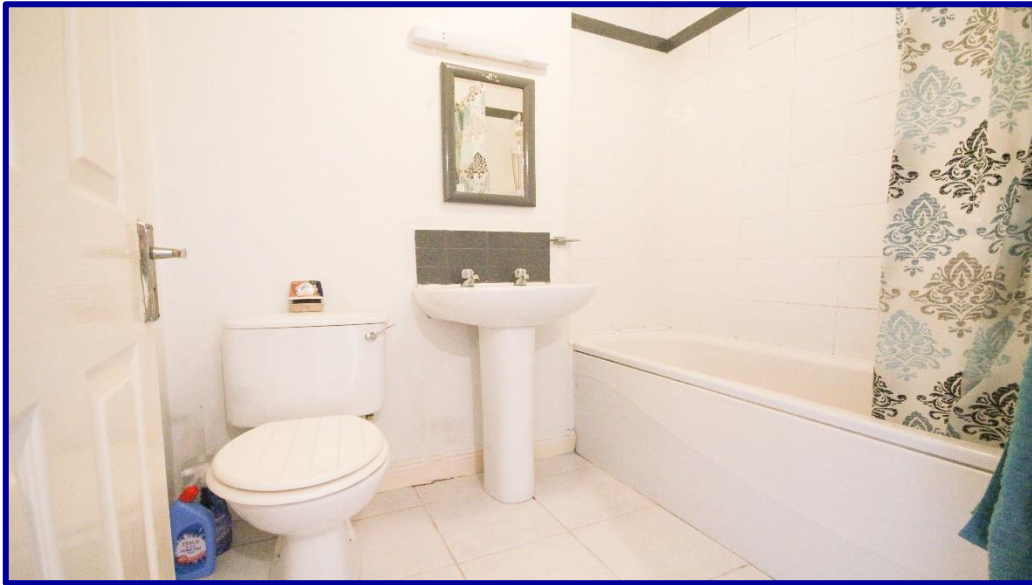
3.17m x 2.87m.

With fitted wardrobe.

Bedroom 2

3.17m x 2.60m.

With fitted Wardrobe.



OUTSIDE/FEATURES:

- Overlooks the curragh
- Gated entrance
- Private car parking
- Double glazed windows
- Located near major bus route
- Within 5 minute drive to M7 Motorway



SERVICES

- Electric Storage Heating
- PVC Windows
- Own Door Access



VIEWING:

BY APPOINTMENT ONLY

BER:

C3 (113486559)

PRICE REGION:

€155,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 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.