

INVESTMENT PROPERTY



Newtown Hill House
For Sale by Private Treaty

- Site area 1.17 Ha (2.90 acres)
- Investment Property comprising 21 residential units
- Fully occupied with total annual income of €430,000



DESCRIPTION

The property comprises of 21 residential units laid out over four blocks. Hillside, consists of three two storey houses and Stable Yard consists of ten units arranged over two storeys. The Barn Yard is located at the rear of the estate and consists of one detached house and three two storey houses. Newtown Hill House boasts four units and has been renovated to enhance its traditional features and modern comforts.





Accommodation Schedule

Unit	No. of Bedrooms	Size Sq.m	Size Sq.f
1 Hillside	2	69.0	743
2 Hillside	2	89.0	958
3 Hillside	2	89.0	958
4 Left Annex	1	92.0	990
5 Main House	3	175.0	1,098
6 Rear of Main House	2	77.0	828
7 Right Annex	2	140.0	1,507
8 Barn Yard	1	45.8	493
9 Barn Yard	2	89.0	958
10 Barn Yard	2	89.0	958
11 Barn Yard	2	89.0	958
12 Stable Yard	2	92.7	998
13 Stable Yard	2	63.0	678
14 Stable Yard	2	66.0	710
15 Stable Yard	2	66.0	710
16 Stable Yard	2	99.0	1,066
17 Stable Yard	2	86.0	926
18 Stable Yard	2	68.0	732
19 Stable Yard	1	75.0	807
20 Stable Yard	2	105.0	1,130
21 Stable Yard	2	105.0	1,130



LOCATION

The property is located in the popular Kildare town of Leixlip, 20km west of Dublin City Centre. The property is situated on Captain's Hill, next to ancestral home of the Guinness brewing family. The estate is surrounded by residential units and a number of large manufacturing facilities including, Intel and Hewlett Packard.

SERVICES

All services are available in the area, but we advise all interested parties to satisfy themselves as to the availability and adequacy of services.

VAT

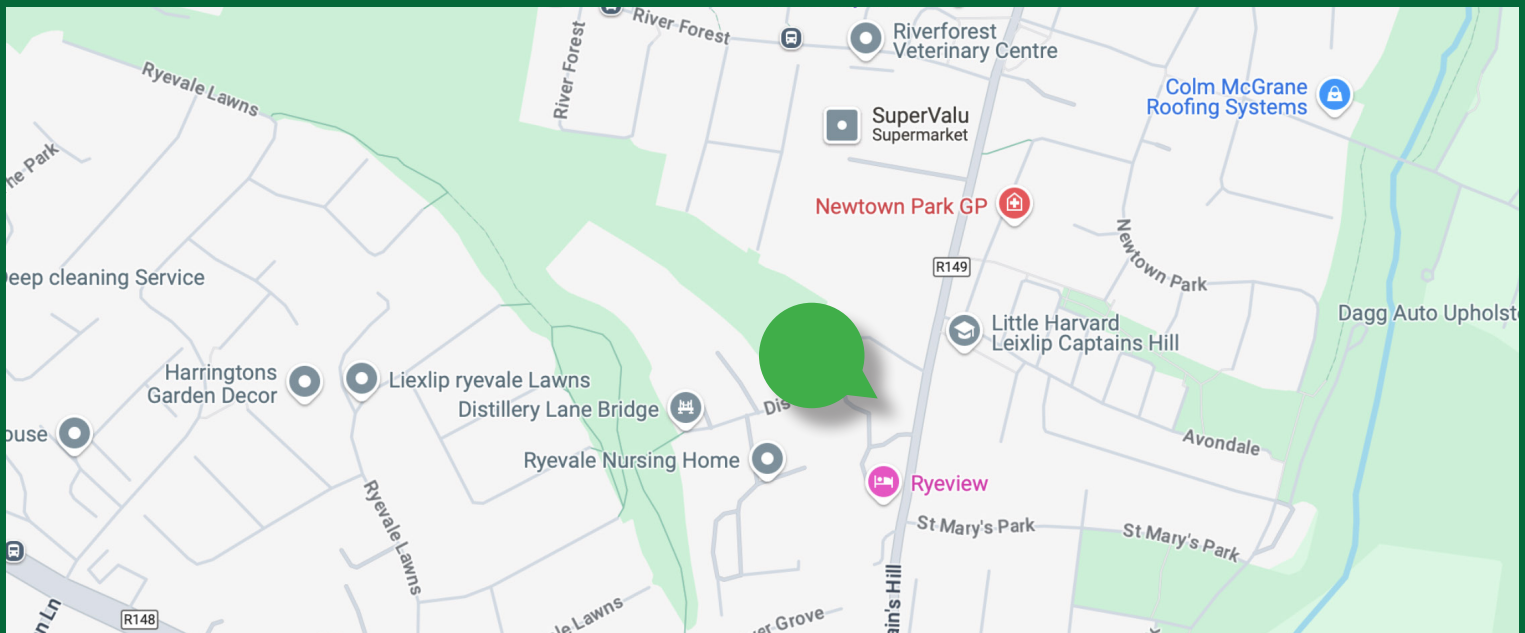
Any VAT liability that may arise will be the responsibility of the purchasers.

VIEWING

Viewing is strictly by prior appointment with the sole selling agents.

BER DETAILS

BER: C2 – B3



Madden Property Consultants Nobody does it better!

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