

**JORDAN** 

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**FOR SALE BY PUBLIC AUCTION**



**BERXG**

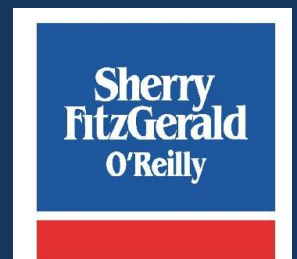
**DETACHED COTTAGE WITH STABLES  
ON c.0.7 ACRE**

**ATHGARVAN,  
NEWBRIDGE,  
CO. KILDARE.**

**A.M.V: €120,000**



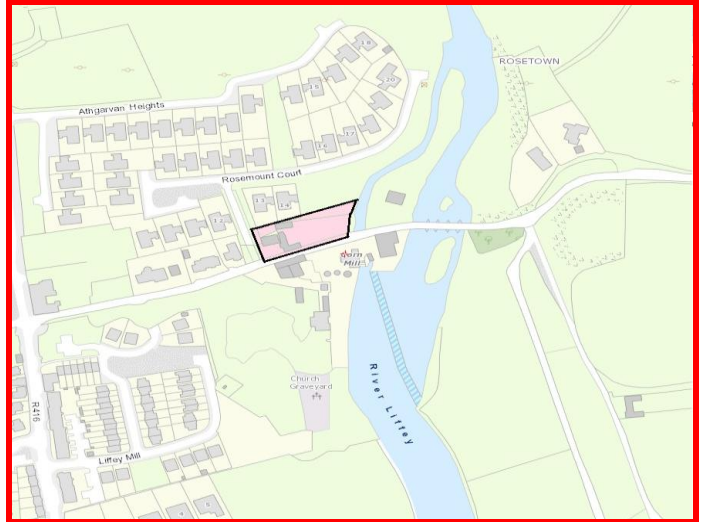
**T: 045 - 433550**



**T: 045 - 866466**

**DESCRIPTION:**

This is an ideal opportunity to acquire a cottage in need of renovation/extension (subject to usual p.p.) to make a family home in the sought after village environment of Athgarvan only 2 miles from Newbridge and 3 miles Kilcullen. The cottage contains c.1,250 sq.ft. (c.116 sq.m) with livingroom, kitchen, utility, 4 bedrooms and 2 bathrooms. To the side is a vehicular access to a yard with 9 boxes and double car port. The property is adjacent to the River Liffey which meanders through the village, standing on c0.7 acres with tremendous potential. The Curragh Plains/Athgarvan School is c. ½ miles and the village has the benefit of a convenience store, pub and bus link.



Newbridge offer a wealth of amenities with Newbridge/Kilcullen with pubs, restaurants, schools, bank, post office and shopping to include Tesco, Dunnes, TK Maxx, DID Electrical, Woodies, Newbridge Silverware and Whitewater Shopping Centre with 60 retail outlets, foodcourt and cinema. Kildare Retail Outlet Village is less than a 10 minute drive with designer labels at discounted prices. Commuters have the benefit of a good road and rail infrastructure closeby with M7 Motorway access at Junction 12, Ballymany bus route and train service from Newbridge.

**Cottage:** Livingroom, Kitchen, Utility, 4 Bedrooms and 2 bathrooms.

**Outside:** Garden to front and rear with yard to side accessed by a vehicular entrance with 9 boxes and Double car port.

**Services:** Mains water, mains drainage available and electricity.

**Solicitor:** Reidy Stafford, Newbridge, Co. Kildare.

**Contact:** Liam Hargaden/John O'Reilly



**AUCTION DETAILS:**

The Keadeen Hotel, Newbridge on Wednesday the 14<sup>th</sup> of October 2015 at 3.00 p.m. (U.P.S)

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