



C. 0.116 ACRE SITE IN TOWN CENTRE

SUNBURY CLOSE, KILCULLEN, CO KILDARE

GUIDE PRICE: € 80,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

Sunbury Close, Kilcullen, Co Kildare

DESCRIPTION:

Sunbury Close is a small cul de sac development of 6 detached bungalows in the Town Centre. The site is within walking distance of all the amenities including shops, schools, church, pubs and restaurants. A good road and rail infrastructure is at hand with the M9 Motorway access at Junction 2 (¾ mile) and bus route at the end of the road outside the Cross & Passion school. This is an ideal site for residence (subject to obtaining planning permission) in a quiet location close to all the amenities. Kilcullen is a small town situated on the banks of the River Liffey

c. 27 ½ miles south of the M50 just off the motorway at Junction 2. Surrounding towns include Newbridge c. 5 miles, Naas c. 7 miles and Kildare Town c. 7 ½ miles.

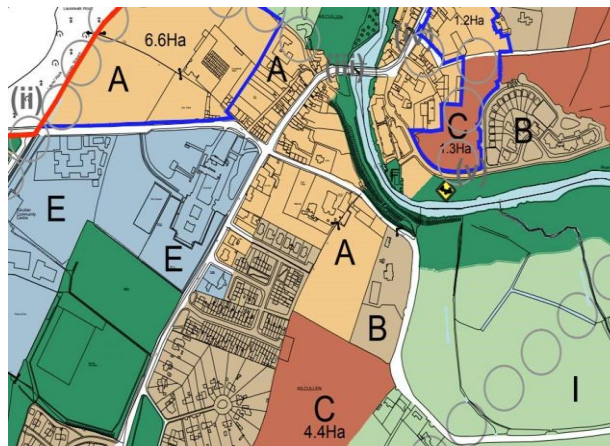
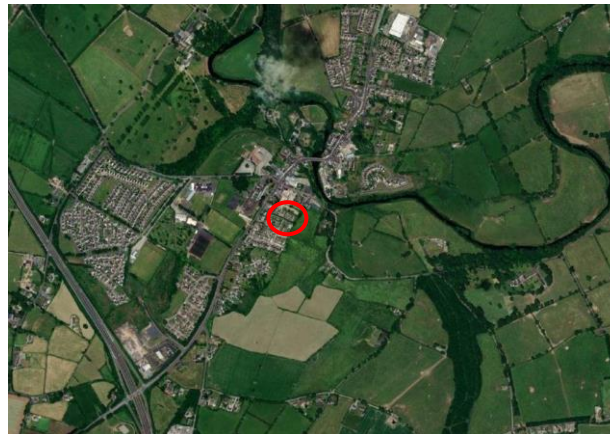
Local amenities include GAA, soccer, rugby, athletics, canoeing, golf, horse riding, fishing, swimming, racing in the Curragh, Naas and Punchestown.

PLANNING:

The site is zoned "existing residential and infill" under the Kilcullen Local Area Plan 2014 - 2020.

SERVICES:

We understand mains services including electricity, drainage and water are in the vicinity, but it is up to prospective purchasers to satisfy themselves as to location, availability, access etc. We make no warranty in relation to services.



SOLICITOR:

Niall O'Neill, 35 South Main Street, Naas, Co Kildare.

CONTACT:

Liam Hargaden

T: 045 433550 M: 086 256 9750

E: liam@jordancs.ie



Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration. © Jordan Town & Country Estate Agents 2020. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007520 © Government of Ireland.