

CRÈCHE OPPORTUNITY  
FOR SALE BY PRIVATE TREATY

 **KELLY WALSH**  
property advisors & agents






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**PURPOSE BUILT CRÈCHE FACILITY,  
MILLERSTOWN, KILCOCK, CO. KILDARE.**



#### HIGHLIGHTS

-  Located in a highly sought after residential development
-  Extends to approximately 374 sq m (4,025 sq ft)
-  External secure play area
-  Two storey detached facility in shell and core condition ready for occupier fit out
-  Extensive designated private parking

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# PURPOSE BUILT CRÈCHE FACILITY

## MILLERSTOWN, KILCOCK, CO. KILDARE.

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### LOCATION

The crèche is located in the new residential development of traditional family homes at Millerstown, Kilcock, Co. Kildare.

Millerstown is an ideal location with sporting, recreation and shopping facilities, schools and a railway station.

Close to a great selection of local schools including St. Joseph's National School, Scoil Choca Naofa, Scoil Ui Riada Gaelscoil, Scoil Dara, St. Mary's Boys National School, Presentation Girls' School. Maynooth Post-Primary School and Maynooth Community College have an enviable reputation locally and nationally.

Excellent shopping facilities are on hand in the area including SuperValu, Dunnes Stores and a host of smaller boutique shops.

Liffey Valley Shopping Centre is less than 20 minutes away via the M4 motorway.

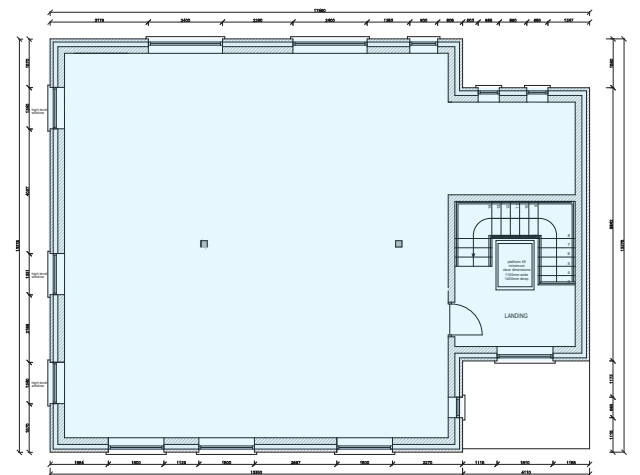
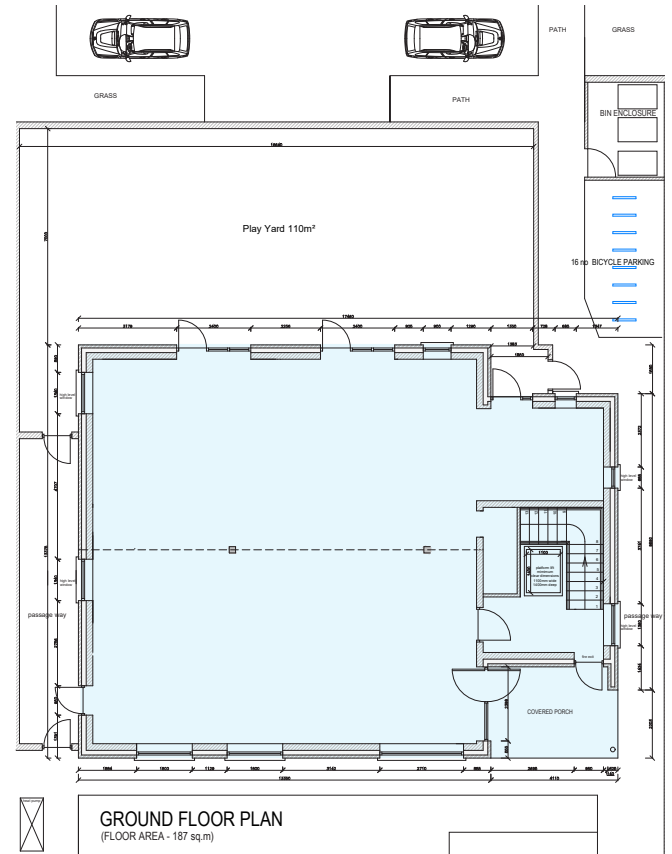
The transport links in the area are excellent connecting Kilcock with Dublin City Centre and the surrounding local towns. Irish Rail provides an excellent commuter service via the Train with an approximate 40 minutes journey to the heart of the capital. Kilcock train station is only a short walk from Millerstown.

Regular buses between Kilcock and Dublin City Centre are also on hand to provide an easy commute to the city. Dublin Airport is only 30-40 minutes drive and the M4 road network allows immediate access for motorists to the city and to the M50, providing links to all major routes.

# PURPOSE BUILT CRÈCHE FACILITY

## MILLERSTOWN, KILCOCK, CO. KILDARE.

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**374 Sq m (4,025 sq ft)**



**Shell and core condition**



**Extensive car parking**

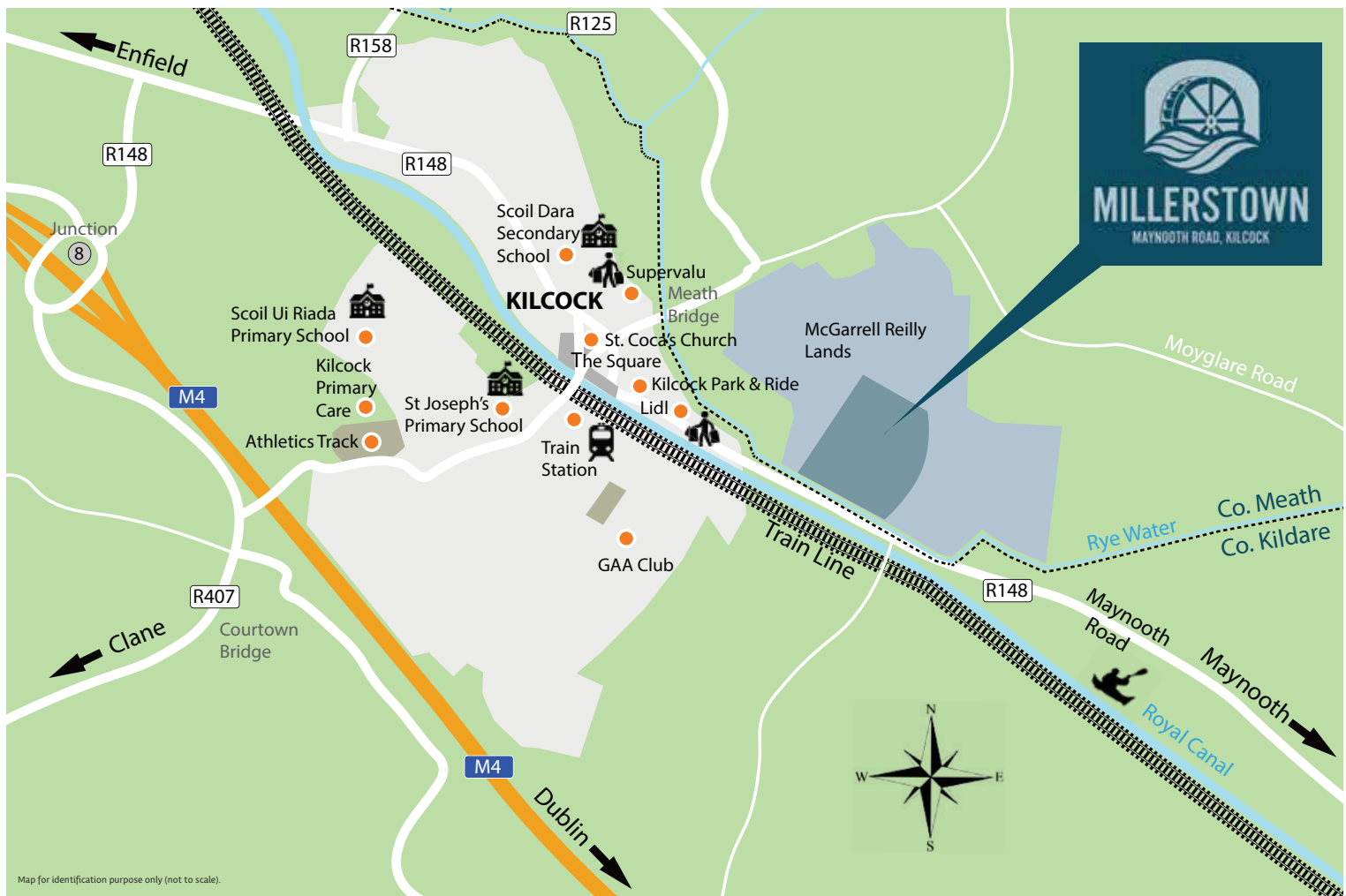


**300 new homes adjacent to crèche**

### DESCRIPTION

McGarrell Reilly have developed a new purpose built crèche within the hugely successful residential development of Millerstown, Kilcock, Co. Kildare.

The facility, which extends to 374 sq m over two floors plus an external play area and associated car parking, is now completed. The crèche is finished to "Shell and Core" standard allowing operators to individualise the space to their specific requirements.



Map for identification purpose only (not to scale).

		10 minutes walk to train station		40 minutes train journey to the city centre	
		5 minutes drive to Maynooth - 4.5 km 19 minutes drive to the M50 - 25 km			1 hour journey to the city centre with Bus Eireann

**ENERGY RATING**

**BER A3**

**TITLE**

We understand that the property is being sold with Freehold Title.

**TERMS**

For sale by private treaty.

**VIEWING**

Strictly by prior appointment with the selling agent.

**PRICE**

On application.

**SOLICITORS**

John Kerin  
Eversheds Sutherlands  
One Earlsfort Centre  
Earlsfort Terrace  
Dublin D02 X668

**CONTACT**

For further information, please contact:  
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