



2 St. Bridget's Terrace, Brownstown, The Curragh, Co. Kildare

- 5 Bedroom Terrace with Attic Conversion
- Main Street Location
- c. 1,920 sq.ft



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**FOR
SALE**

LOCATION

Situated on the edge of the Curragh, the property is conveniently serviced by good rail and road infrastructure and is within easy reach of the M7 and M9 via Ballymany and Kilcullen. There is also a wealth of sporting facilities nearby including The Curragh, Naas and Punchestown Race Courses, as well as a host of fine golf courses close by.

DESCRIPTION

The property is a 5 bedroom mid terrace house with attic conversion extending to c. 1,920 sq.ft.

Internally, on the ground floor, the property comprises an entrance hall, an open plan living room area, kitchen, 3 bedroom en suites and guest WC. Upstairs comprises an open plan area followed by 2 further bedrooms, a family bathroom and WC.

The property is built on the boundary and has no rear garden; it's accessed from the front and side.

****Please note: Cash purchasers will only be considered for this sale****

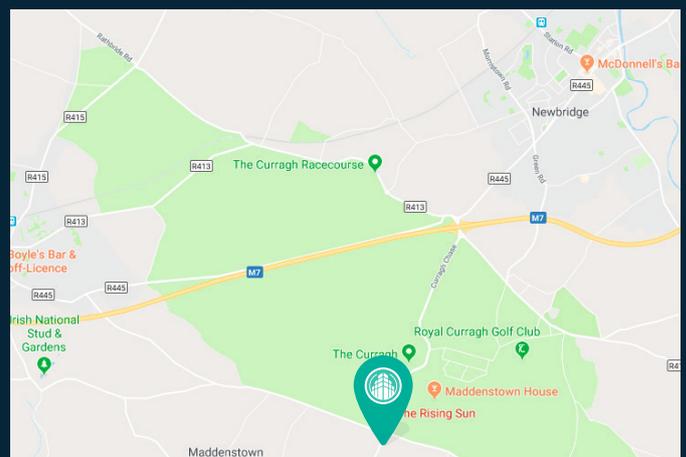
ACCOMMODATION

The approximate gross internal areas provided are as follows:

Total:	c. 1,920 sq.ft
Living room:	6.0 x 3.7
Bedroom 1:	4.1 x 2.7
Bedroom 2:	3.4 x 2.3
En suite:	2.3 x 2.0
Bedroom 3:	3.3 x 2.3
Ensuite:	2.0 x 0.9
Guest WC:	2.0 x 0.9
Bedroom 4:	4.0 x 2.5
WC:	2.3 x 2.0
Open plan area:	2.4 x 2.2
Bedroom 5:	2.9 x 2.7
Bathroom:	2.8 x 2.0

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.

LOCATION MAP



BER RATING



BER No. 101823110
EPI: 273.19 kWh/m2/yr



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