



**EXCITING NEW RESIDENTIAL / COMMERCIAL DEVELOPMENT**

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**Millers Square, Athgarvan, Newbridge, Co. Kildare**



**PSRA Reg. No. 001536**

## Millers Square, Athgarvan, Newbridge, Co. Kildare

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### DESCRIPTION:

Millers Square is an exciting new residential/commercial development in the heart of Athgarvan, which is a small village environment at the junction of the R416 and Curragh Road. This is a very sought after location only c. 2 miles from Newbridge, c. 2 miles from Kilcullen and c. 7 miles from Naas which offer an excellent array of facilities and amenities with recreational, educational and shopping facilities to include such retailers as Tesco, Dunnes Stores, Lidl, Aldi, Newbridge Silverware, SuperValu, Woodies, Penneys, TK Maxx and the Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema.

The development is only ¾ of a mile from the world famous Curragh Plains, a wonderful protected natural amenity of open space ideal for walking, running or cycling.

There is an excellent road and rail infrastructure in the vicinity with the M7 Motorway access at Junction 12 Ballymany (c. 2¼ miles), M9 Motorway access at Junction 2 Kilcullen (c. 3 miles) local bus route from Village and national bus route from Newbridge along with the commuter train service from Newbridge direct to the City Centre, either Heuston Station or Grand Canal Dock. Athgarvan is located approximately 30 miles southwest of the M50.

### ACCOMMODATION:

The Development will comprise of

7 Houses  
6 Apartments  
2 Shops  
2 Offices

- \* 4 x 4 Bed Semi Detached c. 127.8 m<sup>2</sup>
- \* 2 x 4 Bed Detached c. 140 m<sup>2</sup>
- \* 1 x 4 Bed Detached c. 148 m<sup>2</sup>
- \* Office Suite 1 - c. 253 m<sup>2</sup>
- \* Office Suite 2 - c. 80 m<sup>2</sup>
- \* Shop Unit 1 - 320 m<sup>2</sup>
- \* Shop Unit 2 - 154 m<sup>2</sup>
- \* 2 Bed Apt: No. 1, 2, 3 & 6 - c. 80 m<sup>2</sup> each
- \* 2 Bed Apt: No. 4 - c. 78.3 m<sup>2</sup>
- \* 2 Bed Apt: No. 5 - 73 m<sup>2</sup>

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