

ROOSKE LODGE, RICKARDSTOWN, NEWBRIDGE, CO. KILDARE



- * c. 1.2 Acres Zoned Residential
- * c. 3,800 sq.ft. house
- * Excellent development potential (subject to PP)
- * c. 600 metres from train station
- * 1 ½ km from town centre
- * Proven selling location
- * Excellent transportation links
- * Superb facilities closeby with shops, schools, pubs, restaurants etc.

**TREMENDOUS DEVELOPMENT OPPORTUNITY - C. 1.2 ACRE
ZONED RESIDENTIAL (C. 3,800 SQ.FT. 5 BEDROOM HOUSE)
GUIDE PRICE €600,000**



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Rooske Lodge, Rickardstown, Newbridge,
Co. Kildare**

DESCRIPTION:

'Rooske Lodge' is a substantial detached 5 bedroom house on a mature c. 1.2 acre site enclosed by mature trees and hedges. This is an ideal development opportunity which is zoned residential under the Kildare Development Plan (subject to PP). Situated in an excellent proven selling location only c. 600 metre from the train station and c. 1 ½ km from the town centre. adjacent to Sarsfield GAA Club. There is a primary school less than 200 metre and Centra convenience store in Roseberry Hill an adjoining development.

Newbridge has a wealth of amenities on your doorstep with restaurants, pubs, banks and superb shopping including Penneys, Tesco, Dunnes, Lidl, Aldi (opening 2021), TK Maxx, Woodies, Newbridge silverware and Whitewater Shopping Centre. An excellent transportation network is available with bus rout from town, M7 Motorway access and regular commuter rail service direct to the City (Heuston or Grand Canal Dock).

HOUSE ACCOMMODATION:

C. 3,800 sq. ft. – Large reception hall, sitting room, dining room, kitchen, living room, family room, sunroom, utility, back hall, 2 toilets, family bathroom, 5 bedrooms and ensuite.

TITLE:

Freehold

SOLICITOR:

Esther Marin, Coughlan White Solicitors,
Newbridge, Co Kildare. Tel: 045-433332.

SERVICES:

We understand all mains services are available but prospective purchasers will need to satisfy themselves as to availability and capacity.

BER: D1

BER No.: 113847180

ZONING:

Property is currently zoned New Residential under the Newbridge Local Area Plan 2013 – 2019 which was extended to December 2021.

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