

**FOR SALE BY PRIVATE TREATY**



**c. 13.2 ACRES (5.34 HA),  
MADDENSTOWN SOUTH,  
NURNEY,  
CO. KILDARE .**

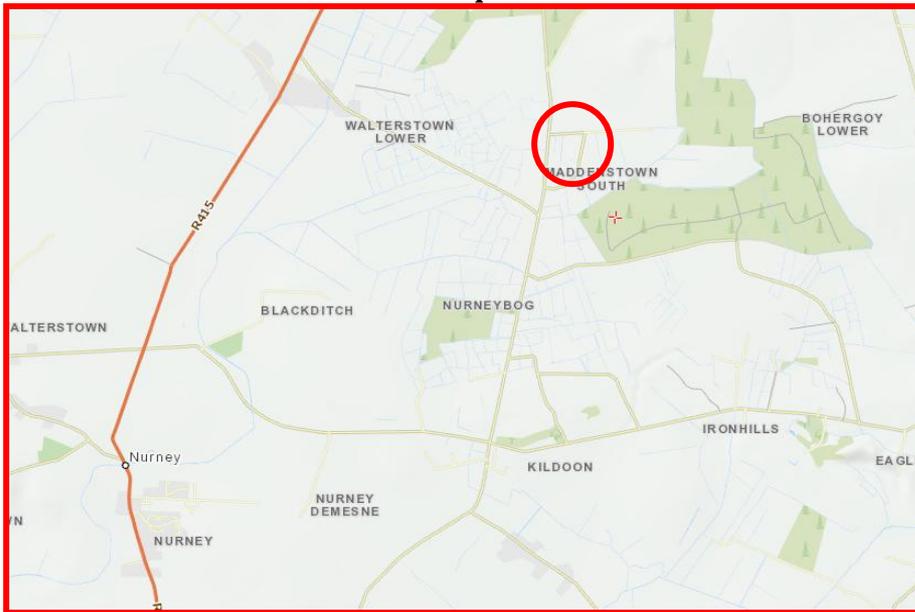
## LOCATION:

The subject property is located in the townland of Maddenstown South only 1km from Kildoon and close to Kildare Town & M7 Motorway (6km). It is located just off the access road to Kildoon Wood.

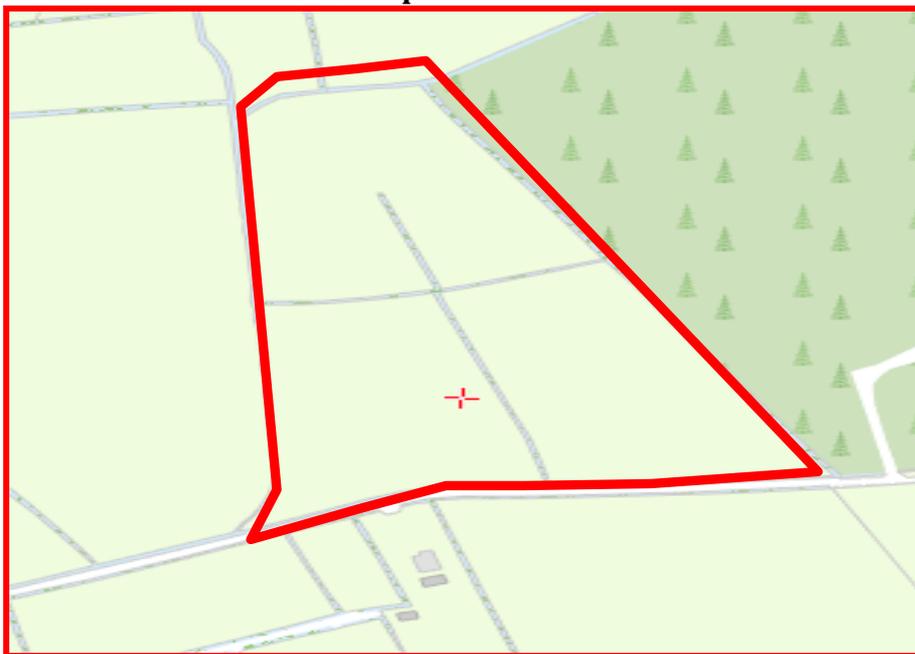
## DESCRIPTION:

The property comprises c. 13.2 acres (5.34 hectares) of agricultural land all in permanent pasture, laid out in a number of divisions with mature timber and a natural water supply. Ideal site for residence (subject to usual P.P.).

### Location map:



### Site map



## PRICE:

€120,000

## CONTACT:

Clive Kavanagh  
[clive@jordancs.ie](mailto:clive@jordancs.ie)

## DIRECTIONS:

### From Kildare:

Take the road towards Nurney and after the garden centre on left take the next left turn at Mullally Cross. Continue on that road to t-junction and take right. Continue straight on that road until you see sign for Kildoon Wood. Take left turn and land is on your left with a **JORDAN sign.**

### From Kildoon:

With Martin's pub on your left continue on that road towards Kildoon wood. After 1km and take right hand turn. Land is on your left with a **JORDAN sign.**

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to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn.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 2015. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007515 © Government of Ireland.