



**SPACIOUS 4 BEDROOM APARTMENT IN CENTRAL LOCATION**

**30 Millbrook, Mill Lane, Carlow, Co. Carlow, R93 X650**

**GUIDE PRICE: € 165,000**



**PSRA Reg. No. 001536**

**30 Millbrook, Mill Lane, Carlow, Co.  
Carlow, R93 X650**

---

**FEATURES:**

- \* Excellent investment opportunity
- \* Gas fired central heating
- \* PVC double glazed windows
- \* Great location & close to many local amenities
- \* Walk distance of South East Technological University (Carlow IT)

**DESCRIPTION:**

No. 30 is an exceptionally spacious 4 bedroom apartment and comes to the market in good condition. Located in the heart of Carlow Town adjacent to Carlow Castle and within walking distance of South East Technological University (Carlow IT) and all Carlow's amenities. This is a gated apartment complex with carparking available on site. Carlow is a very popular Town with an abundance of amenities including shops, schools, pubs, restaurants, hotels, bus and rail service along with a host of employers.

The apartment extends to c. 94 sq.m. (c. 1,012 sq.ft.) of accommodation and comprises 4 large bedrooms, shower room, family bathroom and a generously sized open plan kitchen living area which comes fully fitted. Features include gas fired central heating and PVD double glazed windows. This is predominantly a student complex and an excellent investment opportunity for any investor. The property was previously rented out on a Fixed term 9 month contract yielding €1,650 per month.

**ACCOMMODATION:**

Hallway 3.60m x 1.50m  
with coving and storage closet

Kitchen/Dining/Living Area  
open plan with built in ground and eye level  
units, stainless steel sink, electric oven, gas hob,  
tiled splashback

Bedroom 1 3.80m x 3.25m  
with built in wardrobe

Bedroom 2 3.75m x 2.60m

Bathroom  
with w.c., w.h.b., bath and tiled surround

Bedroom 3 4.50m x 2.35m

Bedroom 4 3.26m x 2.66m  
with built in wardrobe

Shower Room  
w.c., w.h.b., shower cubicle

**OUTSIDE:**

Carparking available on site.

**SERVICES:**

Mains water, mains sewer, gas fired central heating  
and electricity

**INCLUSIONS:**

Carpets, light fittings, fridge, dishwasher, microwave,  
cooker and extractor

**SOLICITOR:**

Bruen & Company  
30 Drumcondra Road Upper  
Dublin 9  
D09 FT7K

**BER: C3**

**BER NO:**

**CONTACT:**

Mark Neylon  
M: 085 1226720 T: 045-433550  
E: mark@jordancs.ie





**Edward Street,  
Newbridge,  
Co. Kildare  
T: 045-433550  
www.jordancs.ie**

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 2023. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007523 © Government of Ireland.