



**2 BED FIRST FLOOR APARTMENT ON CURRAGH EDGE**

**Apartment 15, Derby Lodge, Brownstown, The Curragh, Co. Kildare,  
R56 K228**

**GUIDE PRICE: € 150,000**

**BER C2**



**PSRA Reg. No. 001536**

**Apartment 15, Derby Lodge, Brownstown,  
The Curragh, Co. Kildare, R56 K228**

---

**FEATURES:**

- No. 15 Derby Lodge is an own door apartment containing c. 57 sq.m. (c. 613 sq.ft).
- Double Glazed windows.
- Management fees are €700 per annum.
- Ample off-street parking.
- Located on The Curragh Plains only 10 minutes from Kildare or Newbridge and M7 Motorway.
- Electric Heating.

**DESCRIPTION:**

Derby Lodge is a small development in the Village of Brownstown. Built in 2002 and fronting onto the Curragh Plains with c. 4,500 acres of open parkland ideal for cycling, walking or running the property extends to c. 57 sq.m. (c. 613 sq.ft.) with an open plan kitchen/Dining/living area, 2 bedrooms and a bathroom, it has the benefit of double-glazed windows, laminate flooring, electric heating and ample parking.

**ACCOMMODATION:**

Kitchen/Dining Area: 2.21m x 2.54m  
Built-in ground and eye level units, electric oven, electric hob and tiled surround.

Living/Dining Area: 4.39m x 3.89m

Bedroom 1: 2.89m x 3.20m  
With built-in wardrobe.

Bedroom 2: 3.18m x 2.61m  
With built-in wardrobe.

Bathroom:  
Bath with shower screen, w.c., w.h.b., tiled floor and surround.

Hotpress:  
With shelving.

**OUTSIDE:**

The complex is a courtyard layout with ample car parking and the grounds contain a large green area with trees and hedges.

**SERVICES:**

Mains water, mains drainage, refuse collection.

**AMENITIES:**

The curragh is a central location and provides easy access to a number of towns. There is a bus service, school, shop and pub within a short walk. M7 Motorway access within 3km at Junction 12 and a commuter rail service from both Newbridge and Kildare providing easy access to Dublin which is only a 35 minute train journey or 45 minute drive. Kildare town is a 5 minute drive and hosts kildare village along with a number of schools, church, pubs and restaurants. Newbridge is a 10 minute drive and has a wealth of amenities to include ample schools, restaurants, pubs and shops such as Penneys, Tesco, Dunnes, Newbridge Silverware, D.I.D. Electric, Woodies, Lidl, T.K. Maxx and Whitewater Shopping Centre.

**INCLUSIONS:**

Oven, electric hob, extractor, washing machine.

**BER:** C2

**BER NO:** 116459512

**CONTACT:**

Liam Hargaden

M: 086 2569750 T: 045-433550

E: [liam@jordancs.ie](mailto:liam@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.





