



**2 BEDROOM TOWNHOUSE WITH SOUTH FACING REAR GARDEN**

**2058 Tullyville, Maddenstown, The Curragh, Co. Kildare R56 K584**

**GUIDE PRICE: € 180,000**



**PSRA Reg. No. 001536**

**2058 Tullyville, Maddenstown,  
The Curragh, Co. Kildare R56 K584**

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**DESCRIPTION:**

Tullyville a small mature development fronting onto The Curragh in the village of Maddenstown, approximately 6km from Newbridge and also approximately 6km from Kildare. The property overlooks a green area to the front and benefits from PVC double glazed windows, PVC fascias and soffits and oil fired central heating. There is a south facing rear garden and also vehicular rear access.

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 walking distance. 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, churches, 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.

**ACCOMMODATION:**

Hallway : 3.65m x 1.80m

Living/Dining Area : 6.66m x 3.27m

With laminate floor, feature fireplace with back boiler, French doors to rear.

Kitchen : 2.50m x 1.80m

With tiled floor, built-in ground and eye level units, stainless steel sink, tiled splashback.

**UPSTAIRS**

Bedroom 1 : 3.95m x 3.20m

With wooden floor, cast iron fireplace.

Bedroom 2 : 5.20m x 2.00m

With wooden floor.

Bathroom :

Fully tiled, w.c., vanity w.h.b., electric shower.

**FEATURES:**

- \* PVC double glazed windows
- \* Dual oil fired/solid fuel heating
- \* Vehicular Rear access
- \* Small, mature development fronting the Curragh
- \* Adjacent to bus stop providing direct access to Dublin
- \* South facing rear garden

**OUTSIDE:**

Boiler house/fuel shed to rear, vehicular rear access.

**SERVICES:**

Mains water, mains drainage, refuse collection.

**SOLICITOR:**

Burns Nowlan, Main Street, Newbridge, Co. Kildare

**BER:** D1

**CONTACT:**

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