



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, microwave, cooker and extractor.

SOLICITOR:

Bruen & Company
30 Drumcondra Road Upper
Dublin 9
D09 FT7K

BER: C3

CONTACT:

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





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

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