



SPACIOUS 4 BEDROOM APARTMENT IN CENTRAL LOCATION

6 Millbrook, Mill Lane, Carlow, Co. Carlow, R93 C922

GUIDE PRICE: € 170,000

BER C3



PSRA Reg. No. 001536

**6 Millbrook, Mill Lane, Carlow, Co. Carlow,
R93 C922**

FEATURES:

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

DESCRIPTION:

No. 6 is an exceptionally spacious 4 bedroom 2nd floor apartment with a double balcony and comes to the market in very 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. 96 sq.m. (c. 1,033 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 PVC 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 €1,715 per month and the management fees are approx. €1,650 per annum.

ACCOMMODATION:

Hallway : 7.55m x 1.25m

Bedroom 1 : 4.00m x 3.00m
laminated flooring and built-in wardrobe.

Bedroom 2 : 4.85m x 2.70m
laminated flooring and built-in wardrobes.

Bedroom 3 : 3.50m x 2.49m
laminated flooring and built-in wardrobe.

Bedroom 4 : 3.50m x 2.65m
laminated flooring and built-in wardrobe.

Living Room : 4.10m x 3.95m
laminated flooring and patio door to balcony.

Kitchen : 3.75m x 3.05m
Built-in ground and eye level units, plumbed,
tiled surround, s.s. sink unit, gas hob, electric
oven, extractor, electric range.

Shower Room :
w.c., w.h.b., electric shower and tiled surround.

Bathroom :
w.c., w.h.b., bath & tiled surround.

OUTSIDE:

Car parking available on site.

SERVICES:

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

INCLUSIONS:

TBC

SOLICITOR:

Bruen & Company
30 Drumcondra Road Upper
Dublin 9
D09 FT7K

BER: C3

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