



SUPERB 2 BEDROOM GROUND FLOOR APARTMENT

APARTMENT 3, THE ELMS, PRIORY COURT, KILDARE, CO. KILDARE, R51 C528

GUIDE PRICE: € 165,000



PSRA Reg. No. 001536

**Apartment 3, The Elms, Priory Court,
Kildare, Co. Kildare, R51 C528**

FEATURES:

- * Gas fired central heating
- * Double glazed windows
- * Superb shopping, educational and recreational facilities closeby
- * Kildare Retail Village Outlet closeby
- * Good transportation links with train, bus and motorway

DESCRIPTION:

Priory Court is a modern development of apartments laid out in 7 blocks with a large green area. Situated in an excellent central location in town only a short walk from the Square with superb pubs and restaurants on your doorstep. The town has the benefit of such retailers as Tesco, Lidl, Aldi and the Kildare Retail Outlet Village offering designer shopping at discounted prices. The apartment is a two-bedroom ground floor apartment containing c. 740 sq.ft. (69 sq.m.) of accommodation with living room/kitchen/dining, 2-bedroom, bathroom and ensuite.

Commuters have the benefit of an excellent road and rail infrastructure closeby with the bus route available from the Square, M7 Motorway access at Junction 13 and train service from town direct to the City Centre, either Grand Canal Dock or Heuston Station.

ACCOMMODATION:

Hallway : 6.40m x 1.15m
laminated floor.

Bedroom 2 : 3.20m x 2.86m
with laminated floor.

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

Bedroom 1 : 3.45m x 3.05m
laminated floor, built-in wardrobe.

En-suite :
w.c., w.h.b., shower, tiled floor.

Hotpress :

Kitchen/Dining/Living Area : 6.75m x
4.25m
with laminated and tiled floor, French door
to balcony, plumbed, built in ground and
eye level presses, electric oven, electric hob,
s.s. sink unit, tiled surround.

SERVICES:

Mains water, mains drainage, electricity, alarm,
gas fired central heating.

MANAGEMENT FEES:

€ TBC

INCLUSIONS:

TBC

SOLICITOR:

TBC

BER: C2

BER NO: 117051698

CONTACT:

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