



**Lagan Homes Ireland Ltd**

1st Floor Block 10-4 | Blanchardstown Corporate Park | Dublin | D15 X98N

### **Ard Na Pairce Theas**

Creche @ Ard Na Pairce Theas, Kildare Town, Kildare

344 sq.m/3703 sq.ft

Excellent opportunity to acquire a purpose built creche in Kildare town. The premises is located in the new residential development of Ard Na Pairce Theas by Lagan Homes which comprises of 166 residential units.

The creche facility offers 344 sq.m extending over 2 floors with associated car parking externally in addition to an external play area. The property will be completed to shell and core finish internally.

Ard na Páirce Theas is located in a convenient location close to Kildare town's major roads.

Motorists can reach Dublin City Centre in just over an hour, thanks to the M7 motorway, just a few minutes' from your new home. For commuters, Aircoach, Dublin Coach and Go Ahead Ireland offer several routes linking the town with Dublin, Dublin Airport, Cork, Portlaoise and surrounding local towns; alternatively, Kildare town benefits from an excellent train service servicing Dublin, Cork, Waterford and Limerick.

- Shell and core finish
- Superb External finish of brick and render
- Enclosed Play area
- Double Glazed PVC windows
- BER A2 subject to purchasers fit out
- VAT applicable on purchase
- Price on Application

## APPROX DRIVING TIMES

KILDARE VILLAGE	5 MINS
NEWBRIDGE	15 MINS
M7 BUSINESS PARK	17 MINS
NAAS	23 MINS
PORTLAOISE	30 MINS
RED COW LUAS	34 MINS
DUNDRUM	47 MINS
HEUSTON STATION	45 MINS
DUBLIN AIRPORT	50 MINS
DUBLIN CITY	58 MINS
BELFAST	140 MINS