

NUGENT

AUCTIONEERS
ESTATE AGENTS & VALUERS

Main Street, Blessington, Co. Wicklow. Tel: 045-865555

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For sale by Private Treaty

Mountain View, Carrigeenhill, Baltinglass, Co.Kildare W91 D9N3

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**Spacious home with stunning views and excellent potential on a large
.23 hectare site.**

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DESCRIPTION:

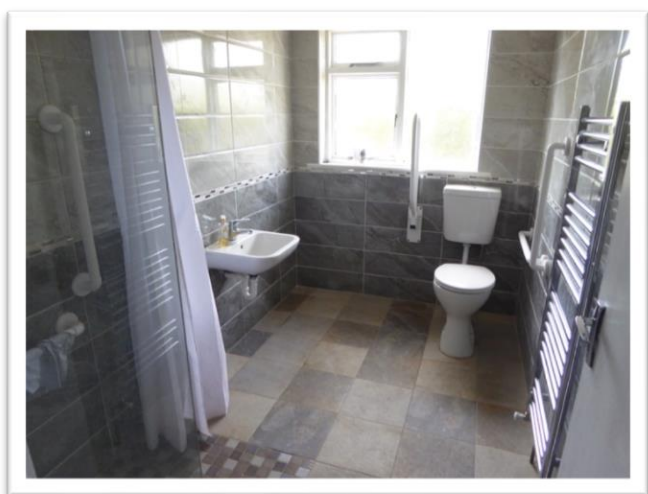
Nugent Auctioneers, 045 865 555, are pleased to present with stunning views and perched on an unenviable site just over the Kildare Border at Carrigeenhill in Baltinglass. Mountain View's location is second to none for any discerning buyers wishing to capitalise on the beautiful views which are often taken for granted by these living in the Garden Of Ireland. The property is located to the back of the .23 hectare (.57 acre) site and hence there is a large area to the front which could be utilised by any gardening enthusiast or for further development subject to receiving and necessary planning. The spacious living accommodation is complimented by three bedrooms, with some out buildings/sheds.

LOCATION:

From Dublin take the N81 through Blessington to Baltinglass. Turn right on to the R747 opposite SuperValu. Continue straight onto the L3280 where the road veers right. Continue along this road for approx 2km and turn right on to L8052 Carrigeenhill and the property is the first on the left.

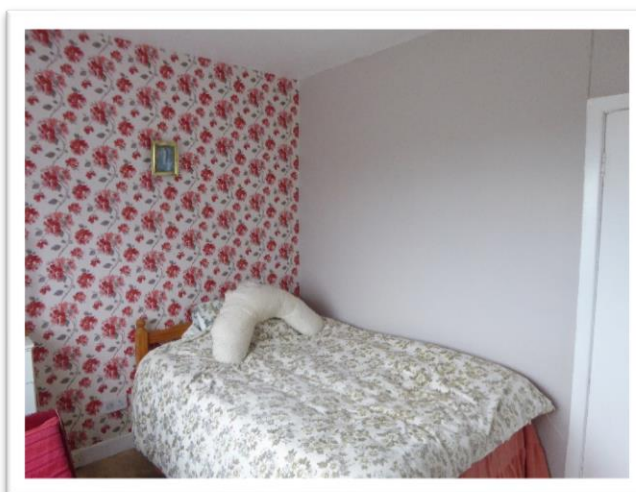
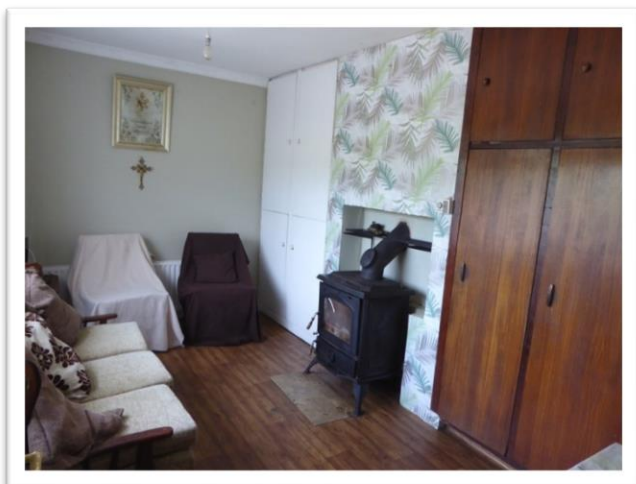
ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS:

Hall:	3.39m x 1.50m	Closet off hallway
Kitchen	4.42m x 2.49m	Wood burning stove and storage
Dining Room:	3.7m x 3.05m	Door to utility and hallway
Sitting Room:	4.56m x 3.79m	With carpet, open fire and tiled fire place.
Utility Room:	2.15m x 1.96m	Stainless steel sink with cupboard storage



Upstairs:

Bedroom 1:	3.87m x 2.70m	With carpet and wardrobe
Bedroom 2:	3.85m x 2.82m	With carpet
Bedroom 3:	2.70m x 3.20m	With wardrobe
Bathroom:	3.02m x 1.59m	Fully tiled, includes walk in shower, heated towel rail, w.h.b, w.c.



INCLUDED IN SALE:

- Carpets
- Light Fittings

SERVICES:

- Own Well
- Septic Tank
- O.F.C.H
- Electricity

ADDITIONAL INFORMATION/FEATURES:

- BER F (BER 111226312)
- C. 104 sq. mtrs (C. 1,119 sq. ft)
- Built in 1977
- Wood Burning Stove

PRICE REGION AMV: €158,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS