



# OLD STYLE COTTAGE AT KILBEG, LACKEN, CO. WICKLOW



Cottage




2 Bed




1



Site Size c. 0.79 Acres |  
c. 0.32 Hectares

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## DESCRIPTION

Nugent Auctioneers, 045 865 555 ([www.nugents.ie](http://www.nugents.ie)), are pleased to present this old-style country cottage located in the most picturesque location just 8km from Blessington and 2.5km to Lacken village. Resting on approximately 0.79 Acres (c. 0.32 Hectares) with stunning Lake views this property may be the one you have been waiting for. Though in need of restoration and extensive upgrading this 2 bedroom cottage may appeal to those looking for spectacular setting. Viewing is highly recommended!

## LOCATION

Travelling from Blessington southbound on the Main Street (N81) take the left turn onto Kilbride Road. After 0.4km, turn right crossing the bridge. At the end of the bridge take the right turn and remain on this road for 6.3km. Take a left turn on to Lodge's Lane and continue straight for 0.2km – the property is located on the right side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Kitchen/Living Room:</b>	4.46m x 3.49m	Old solid fuel cooker
<b>Bathroom:</b>	1.95m x 1.44m	
<b>Middle Hallway:</b>	1.44m x 3.68m	
<b>Bedroom 1:</b>	2.75m x 5.68m	With open fireplace
<b>Bedroom 2:</b>	4.52m x 3.72m	
<b>Shed:</b>	6.33m x 5.00m	



## SERVICES

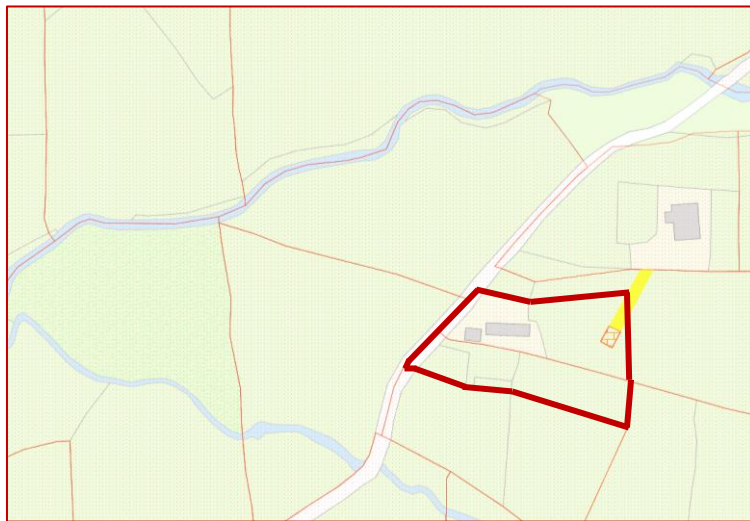
- Septic Tank
- Electricity supply on site
- Access to water supply

## ADDITIONAL INFORMATION/FEATURES

- c. 60 mtrs sq. | c. 645 sq. ft
- BER Exempt
- On c. 0.79 Acres (c. 0.32 Acres)
- Outside Shed
- Tiled Roof
- Popular area for Hill Walkers
- Exceptional Privacy

**PRICE REGION AMV: €185,000**

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS



### Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.