



HUMPHREYSTOWN, VALLEYMOUNT, BLESSINGTON, CO. WICKLOW W91 H9W3



Cottage



3



1



c 59.11 mtr sq. |
c 636.25 sq ft



Property Services
Regulatory Authority
Licence No.: 001503



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are pleased to offer this wonderfully located property on c .2 Hectares, c .5 Acres simply waiting to be transformed and described in some countries as a handyman's special. We ask you to look seriously at this property wonderfully located on the shores of Blessington Lakes.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin travel on N81 through Blessington then take the R758 in the direction of Valleymount. The property is located before the junction of R758 & L8361 and the Valleymount Bridge.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Sitting/Living Room:	4.32m x 3.42m	Stove & Wooden Floor
Bedroom 1:	3.61m x 2.23m	Wooden Floor
Bedroom 2:	3.61m x 2.21m	Wooden Floor
Bedroom 3:	4.54m x 3.01m	Wooden Floor

SERVICES

- Mains Water
- Septic Tank
- S.F.C.H.
- Electricity

ADDITIONAL INFORMATION/FEATURES

- BER: G (No.133645824)
- c. 59.11 mtr sq | c. 636.25 sq. ft
- Built in 1933





PRICE REGION AMV: €320,000

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.