



**RUSSBOROUGH
BLESSINGTON
CO.WICKLOW
W91 Y3V6**



Detached



4



2



123.12Sq.M
1325Sq.Ft



BER C1



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DESCRIPTION

Nugent Auctioneers 045 865555 www.nugents.ie have pleasure in offering for immediate sale this exceptional bungalow located just outside the walls of the famed Russborough House & Gardens. This most appealing and lovingly maintained family home was built in the early 1980s and has been fully insulated and upgraded significantly in recent years. Accommodation is well laid out with four good sized bedrooms and ample living space. Landscaped borders and mature gardens are just two more of the many reasons why this property is one not to be missed. Easy access to the N81 and an excellent network of roads including the M50 and M7 are an added attraction of this desirable home. The Blessington Lakes and the Russborough spur of The Greenway are right outside your front door.

Please see our virtual tour for initial inspection.

LOCATION

From Blessington, head southwest on Main St/N81. Continue to follow N81 for 750m. At the roundabout, take the 2nd exit and stay on N81 for 3.1 km, then turn right onto L3863 (signs for Russborough), and travel for 550m to the property on your RHS.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Entrance Hallway	3.92m x 1.93m	
Corridor	9.42m x 0.98m	Recessed lighting
Sitting Room	5.07m x 4.50m	Carpets / Curtains / Blinds
Kitchen / Dining	7.68m x 3.25m	Tiled floor / breakfast counter / fitted units
Utility Room	2.19m x 1.45	Hob / Integrated oven / fitted units / Extractor hood
Bedroom 1	4.01m x 3.25	Fitted wardrobe / carpets / curtains / blinds
Ensuite	3.25m x 0.82m	Shower Cubical / tiled floor / tiled walls / WC / WHB
Bedroom 2	2.98m x 2.83	Fitted wardrobe / carpets / curtains / blinds
Bedroom 3	2.98m x 3.19m	Fitted wardrobe / carpets / curtains / blinds
Bedroom 4	2.98m x 3.31m	Fitted wardrobe / carpets / curtains / blinds
Main Bathroom	3.25m x 1.85m	Bath with Electric shower over / Tiled floor / Tiled Walls
Garden Shed	Metal	Wired for Electricity

SERVICES

- Mains water
- O.F.C.H.
- Electricity
- Alarm
- Septic tank

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Washing Machine
- Cooker
- Integrated Oven
- Hob
- Dishwasher

ADDITIONAL INFORMATION/FEATURES

Zoned Central Heating System / New condenser boiler / Electric gates / Low maintenance brick faced / Alarm / Garden Shed (wired) / Insulated attic.



PRICE REGION AMV: €429,000

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.