



**NUGENT**  
AUCTIONEERS



**37 THE CLOSE  
DOWNSHIRE PARK  
BLESSINGTON  
CO.WICKLOW  
W91 H798**



Apartment



2



2



70 sqm  
753 sq ft



**BER C1**



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## DESCRIPTION

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie) are delighted to offer 37 The Close Downshire Park an excellently located own door ground floor apartment and are confident it will appeal to both owner occupiers and investors. Extending to c.70 m2 this well laid out two-bedroom property has an ensuite as part of the main bedroom and a rather unique feature of double doors opening onto a south facing patio from the main living room. This area is just perfect as a children's play area or ideal for summer bbq's. The proximity to all services, schools, shops, restaurants, bars, leisure outlets and bus services that Blessington has to offer make this an extremely desirable place to live.

*Please see our virtual tour for initial inspection.*

## DIRECTIONS

From Dublin on N81, turn right at Maxol Service Station onto The Blessington ring road, continue past second roundabout and then turn left into Downshire Park estate. The Close is accessed via The Walk with ample parking.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	2.60m X 1.57m	
<b>Corridor</b>	Inner corridor 2.06 x 1.56	Storage off.
<b>Kitchen / Dining</b>	5.74m X 5.15m	Wooden Floor / patio Door / built-in Kitchen units.
<b>Bedroom 1</b>	4.97 X 2.85 (incorporating en-suite)	Wooden Floor / Built-in Wardrobe.
<b>Ensuite</b>	1.79m X 1.45m	Shower Unit / WHB / WC
<b>Bedroom 2</b>	4.93 X 2.78	Wooden Floor / Built-in Wardrobe
<b>Main Bathroom</b>	2.29m X 1.72m	Tiled Floor / Shower attachment in Bath / WHB / WC.

## SERVICES

- Mains
- G.F.C.H.
- Electricity

## INCLUDED IN SALE

- Blinds
- Oven & hob
- Fridge Freezer
- Dishwasher
- Sofa
- Table & 4 chairs
- Double bed
- Washing machine.

## ADDITIONAL INFORMATION/FEATURES

● BER: B3 ● c. 70 mtr sq. | c. 753 sq. ft ● Built in 2005 ● Parking.



**PRICE REGION AMV: €199,500**

**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.