



## BLESSINGTON ROAD LISHEENS, BRITTAS CO. DUBLIN D24 P262



Bungalow



3/4



1



c. 116 M2

c. 1250 Sq. Ft



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## DESCRIPTION

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie) are delighted to present this bungalow set on an extensive 3.38 acres/ 1.35H.A site. The land is of good quality and laid out in one division mainly to the front of the dwelling with various outbuilding to the side making it suitable for equestrian use. Although this listing requires extensive refurbishment throughout it undoubtedly offers enormous potential for the buyer to construct a dream home.

This property is ideally located close to the Dublin/Wicklow border and has direct access to the M50 via the N81. For the golf enthusiasts Lisheen Springs is directly across the road while Dublin Mountains and Slade Valley are all within two kilometres.

## LOCATION

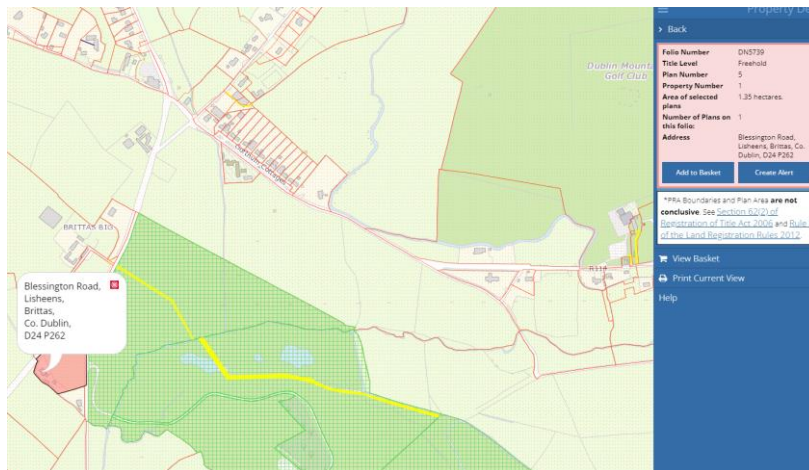
From Dublin take the N81 through Brittas then immediately take a left onto the L7345 the property entrance is located on your right-hand side opposite Lisheen Springs Golf Club entrance.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hall</b>	6.12m x 2.15m	Wooden floor
<b>Kitchen</b>	3.01m x 2.99m	Wooden floor, sink
<b>Living Room</b>	4.60m x 3.80m	Double doors to back, fireplace
<b>Back Porch</b>	1.81m x 1.70m	Door to back
<b>Sitting Room/Bedroom 4</b>	4.07m x 3.82m	Fireplace
<b>Bathroom</b>	2.94m x 1.68m	Shower cubicle
<b>Bed 1</b>	4.08m x 3.54m	Wooden floor
<b>Bed 2</b>	4.14m x 2.90m	Wooden floor
<b>Bed 3</b>	4.07m x 2.90m	Wooden floor
<b>Utility Room</b>	3.00m x 1.40m	Access to back porch







## SERVICES

- Mains Water available
- Electricity on site
- Septic Tank

## ADDITIONAL INFORMATION/FEATURES

- Built in 1952
- Two access points to property (N81 and L7345)
- Derelict outbuildings needing reconstruction
- Stream of running water to the rear of the property
- 170 metres of road frontage on L7345
- 160 metres of road frontage on N81
- Excellent array of mature trees along the site boundary

**PRICE REGION AMV: €386,000**

**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.