



NUGENT
AUCTIONEERS

**56 BLESSINGTON ORCHARD
BLESSINGTON
CO. WICKLOW
W91 V102**



Terraced



3



3



c. 87.52 Sq. M

c. 942 Sq. Ft



BER C2



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present this ideal 3-bed mid terrace starter home, located along a cul de sac overlooking a communal green space in the ever-popular Blessington Orchard estate. Number 56 is well presented throughout. The downstairs area comprises of hallway, completely open plan family living and dining area and guest bathroom. While upstairs comprises of 3 bedrooms with the master being ensuite as well as a family bathroom. The back garden area is landscaped and tiered to accommodate a barbeque area to capture the evening sunset.

Blessington Orchard is just a short stroll from Main Street with all services, shops, necessary amenities, along with a wide choice of schools available at your doorstep.

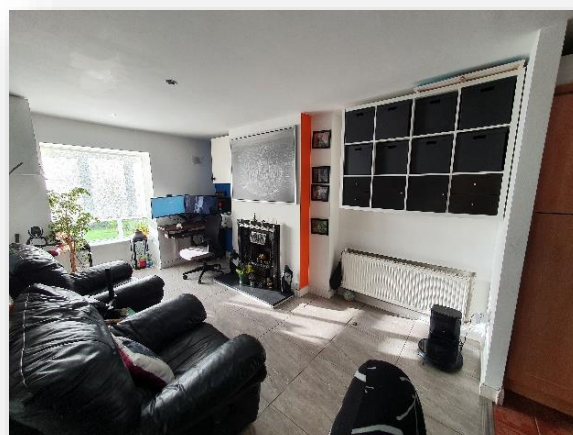
Please see our virtual tour for initial inspection.

LOCATION

From Dublin, drive through Blessington in the direction of Baltinglass. Take a right turn onto the Naas Road (R410) before taking the next left onto the Old Ballymore Road. Continue for 0.4km and then take a left turn into Blessington Orchard.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway:	4.59m x 1.83m	Electric under floor heating
Guest WC:	1.54m x 0.63m	WC & WHB
Sitting Room:	4.59m x 3.07m	Brick faced panelling wall, bay window
Kitchen/Dining Area:	2.77m x 2.44m	Sliding door to rear
Bedroom 1:	3.37m x 3.07m	Wall to wall wardrobe
Ensuite:	1.83m x 1.23m	Shower, WHB, WC
Bedroom 2:	3.05m x 2.75m	Wardrobe
Bedroom 3:	2.75m x 1.86m	Wooden floor
Bathroom:	2.14m x 1.55m	Fully tiled, bath with shower attachment, WC & WHB





SERVICES

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

INCLUDED IN SALE

- Blinds
- Curtains
- Shed
- Hob
- Cooker
- Integrated fridge only
- Ring Doorbell
- Barbeque

ADDITIONAL INFORMATION/FEATURES

- BER: C2
- Newly upgraded with external insulation
- Built in 2002
- Double glazed Windows

PRICE REGION AMV: €292,000

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.