


**NUGENT**  
AUCTIONEERS



**DEERPARK  
BALTINGLASS  
CO. WICKLOW  
W91 W3P6**

 Semi-Detached  
Bungalow



123 sq. m  
1,330 sq. ft



**BER C3**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** have pleasure in offering for sale Deerpark, a wonderfully located home on the outskirts of Baltinglass. This most attractive single storey residence is a one-off semi-detached and is upgraded to the highest standards. The addition of solar panels and a superior quality of décor will appeal to home-seekers looking for a turnkey country home. Located in a scenic setting, the property benefits from a large garden with a courtyard and outbuildings to the rear with a view of Baltinglass Hill and Pinnacle.

Located just 1.5km from Main Street Baltinglass and N81 Tullow/Dublin Road, making all necessary amenities easily accessible.

*Please see our virtual tour for initial inspection.*

## LOCATION

From Dublin entering Baltinglass on the N81, turn left onto Main Street (R747) and proceed over the bridge following the road for 1.8km – passing the Church, and schools (both on your left). Continue straight passed the industrial park and the house will be on your left (W91 W3P6).

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Entrance Hall:</b>	6.76m x 1.16m	Wooden floor and spot lighting
<b>Kitchen/Living Room:</b>	4.40m x 10.80m	Living area space expands to 3.65m x 5.73m with wooden floor and stove. Fitted Kitchen units and tiled floor in kitchen space.
<b>Utility Room:</b>	2.62m x 1.69m	Door to back, eye and base units, tiled floor and access to attic.
<b>Bathroom:</b>	4.08m x 2.05m	Corner bath, w.c, w.h.b and fully tiled.
<b>Bedroom 1:</b>	5.18m x 4.05m	Wooden floor, walk in wardrobe and ensuite off
<b>Ensuite:</b>	1.88m x 1.87m	Triton T90 XT, shower cubicle, w.c and w.h.b
<b>Bedroom 2:</b>	4.10m x 3.37m	Wooden floor
<b>Bedroom 3:</b>	4.03m x 2.17m	Wooden floor





## SERVICES

- Mains Water (With Water Softener) • Mains Sewage • O.F.C.H. • Electricity
- Alarm • Back boiler on stove • Broadband

## INCLUDED IN SALE

- Curtains • Light Fittings • Blinds • Dishwasher • Cooker
- Radiator Covers • Stove • Fridge

## ADDITIONAL INFORMATION/FEATURES

- BER C3 (111827432) • c. 123.63 sq. mtrs | c. 1,330.74 sq. ft • Built in c. 1950's
- Double Glazing • Additional c. 0.34-hectare Garden • Solar Panels

**PRICE REGION AMV: €280,000**

**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.