

NUGENT
AUCTIONEERS



**54 BLESSINGTON ORCHARD
BLESSINGTON
CO. WICKLOW
W91 XW61**



End of
Terrace



3



3



c. 90.83 sq m
c. 977.6 sq ft



BER C3



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie present this superb 3-bedroom end of terrace home. The property overlooks a large green area and benefits from the addition of a large side entrance. The accommodation is bright and spacious, excellently located within walking distance of Blessington Village.

The sought after Blessington Orchard estate is easily accessible to Dublin via the N81 and Naas via the R410/Naas Road. Blessington is also serviced by the 65 Dublin Bus Route to the City Centre. The sale of this lovely property represents an ideal first time buy, investment opportunity or family home purchase.

LOCATION

From Main Street Blessington head southwest, turn right onto the Naas Road/R410, after 150m turn left onto the Old Ballymore Road, continue for 300m before turning left into the Blessington Orchard estate, the property is located straight ahead at the end of the cul de sac.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.90m x 1.86m	Wooden floor and guest WC off
Guest WC	1.32m x 0.77m	Tiled floor, WC & WHB
Sitting Room	4.96m x 3.18m	Wooden floor, gas fire, double doors to kitchen
Kitchen	5.15m x 3.33m	Wooden floor and plumbed for washing machine
Dining Area	2.81m x 1.82m	Wooden floor and sliding door to back garden
Bedroom 1	3.78m x 3.18m	Wooden floor and built in wardrobes
Ensuite	1.90m x 1.48m	Tiled floor, Triton T90si electric shower WC & WHB
Bedroom 2	3.55m x 2.93m	Wooden floor and wardrobe
Bathroom	2.00m x 1.76m	Bath with shower, tiled floor, WC & WHB
Bedroom 3	3.45m x 2.15m	Wooden floor and wardrobe





SERVICES

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

INCLUDED IN SALE

- Blinds
- Curtains
- Dishwasher
- Cooker
- Washing Machine
- Fridge/Freezer
- Table & 4 Chairs
- Oven

ADDITIONAL INFORMATION/FEATURES

- BER: C3
- Large Side Entrance
- Newly Tiled Ensuite
- End of Terrace
- c. 90.83 sq. m (c. 977 sq. ft)
- Overlooking green area
- Walking Distance to Main Street Blessington

PRICE REGION AMV: €318,000

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.