



NUGENT
AUCTIONEERS



**16 WOODLEIGH WAY
BLESSINGTON
CO. WICKLOW
W91 PW73**



Duplex



3



2



c.97 Sq. M
c.1,033 Sq. Ft



BER B3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly presents this ideal duplex home, offering spacious accommodation and an excellent orientation. Boasting a sun-drenched, south-facing rear which bathes the property in natural light across both floors. The balcony area provides the perfect spot to enjoy stunning evening sunsets. No. 16 presents an exciting opportunity for buyers to personalize and enhance the space with some modernisation and upgrading. Whether you're a first-time buyer stepping onto the property ladder or seeking to downsize with minimal garden maintenance, this home offers huge potential.

Conveniently located in the Woodleigh estate just off the N81 Road ideal for commuting. The property is just 400m from the Aldi Supermarket and a short stroll to the Main Street Blessington offering excellent schools, shopping, recreational, sporting, and essential facilities. Blessington is serviced by Dublin Bus Route 65, providing direct access to Dublin City Centre.

LOCATION

From N81/ Main Street Blessington head north east, turning left onto Oak Drive, continue straight for 100m before turning right onto Woodleigh Park followed by a left onto Woodleigh Avenue. Continue straight before turning left onto Woodleigh Way the property is located in the left hand corner.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.40m x 1.20m	Wooden flooring
Kitchen	4.25m x 3.70m	Fitted Units
Sitting Room	5.00m x 4.20m	Wooden flooring, Gas Fireplace, Sliding Door
Bedroom 1	4.00m x 3.00m	Carpet, Ensuite Off
Ensuite	2.20m x 0.80m	Shower Cubicle, WC & WHB
Bedroom 2	4.20m x 2.70m	Carpet
Bedroom 3	3.30m x 2.20m	Carpet
Bathroom	2.10m x 1.70m	Bath, WC & WHB







SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- Light Fittings

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 97 mtr sq. | c. 1,033 sq. ft
- Built in 2003
- South Facing Rear Aspect
- Located 500m from N81 Road
- Ample Parking
- 600m from Main Street Blessington
- 13km from Naas Town Centre
- 19km from M50

PRICE REGION AMV: €268,000

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.