

NUGENT
AUCTIONEERS

WOODLEIGH GROVE



**8 WOODLEIGH GROVE
BLESSINGTON
CO.WICKLOW
W91 K383**



Duplex



3



2



97.5Sqm
1049.39SqFt



BER C1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are pleased to launch for immediate sale, 8 Woodleigh Grove, a bright and spacious duplex that is located to the front of the ever-popular Woodleigh development. The property extends to 97.5 Sq.Mtrs, with three good sized bedrooms one of which is ensuite, the main living room also has a good sized balcony off. Nice southerly views of Glending are there to be enjoyed from the living room. Early viewing is highly recommended.

Please see our virtual tour for initial inspection.

LOCATION

From Main Street, Blessington, head north on the N81 towards Dublin. At Maxol Service Station turn left onto the Blessington ring road. Take right turn into Woodleigh Estate.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Balcony	4.28m X 1.87m	
Hallway	4.39m X 1.27m	
Sitting Room	5.06m X 4.28m	Wooden floor / Inset Gas Fire / Patio Door to Balcony / West facing
Kitchen	4.3m X 3.7m	Slate Floor / tiled Back-splash / Plumbed for WM & DW
Bedroom 1	4.07m X 3.45m	Carpet / Built-in Wardrobe / Ensuite
Ensuite	3.18m X 0.88m	Triton T80 Shower / WHB / WC
Bedroom 2	4.33m X 2.65m	Built-in Wardrobe
Bedroom 3	3.43m X 2.30	Built-in Wardrobe
Main Bathroom	2.10m X 1.67m	Fully tiled / Bath with Shower attachment over / WC / WHB

SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Fridge Freezer
- Oven
- Hob
- Dishwasher

ADDITIONAL INFORMATION/FEATURES

- BER: C1
- c. 97.5 mtr sq. / c. 1049 sq. ft
- Built in 2002
- Private balcony with sunny south westerly aspect
- Attic space



PRICE REGION AMV: €220,000

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.