



NUGENT
AUCTIONEERS



**SCHIEHALLION,
CARRIG LANE,
BLESSINGTON,
CO. WICKLOW W91 W8X8**

€620,000



Three Storey
Detached



5



3



c. 307 mtr sq. |
c. 3,304 sq. ft



BER B3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to offer with panoramic views of Blessington Lakes perhaps the ultimate location to observe the bright lights of the expanding village of Blessington. Located on an elevated site 0.22 hectares (0.54 acre) where these views of the stunning lakes and landscapes are among the best that the beautiful County of Wicklow can offer. Extending to c.276 mtr sq, (c.2970 sq ft) this spacious four/five bedroom home is ideal for entertaining and has an extra-large balcony area to enjoy the stunning westerly sunsets

Please see our virtual tour for initial inspection.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway:	2.30m x 1.67m	Tiled Floor
Reception:	4.72m x 4.51m	Wooden Floor with office off
Sitting Room:	6.86m x 4.79m	Free standing Stove, wooden floor
Front Office:	2.23m x 1.70m`	
Kitchen:	7.42m x 4.14m	3 Patio doors to Balcony, Island with sink, Belling Electric Cooker, Range of kitchen units
Bedroom 1:	4.46m x 3.95m	Tiled floor, feature window built in wardrobe
Ensuite:	2.91m x 1.58m	Towel Radiator, Rain shower, Double shower cubicle, vanity unit, fully tiled
Bedroom 2:	4.13m x 2.68m	Wooden Floor (no wardrobe) views of Blessington Village
Bedroom 3:	4.12m x 2.78m	Wooden Floor (no wardrobe)
Bathroom:	2.66m x 2.47m	Bath vanity with shower cubicle and rain shower, fully tiled
Upstairs		
Bedroom 4:	5.55m x 3.45m	Wooden Floor
Landing:	3.49m x 2.64m	
Downstairs		
Utility Room:	5.95m x 3.93m	with new efficient water cylinder, washing machine, Sink, Dryer- access to storage
Living Room/ Den:	9.25m x 3.89m	Timber Floors, Patio doors to outside, Fireplace
Bedroom 5/ Games room:	6.47m x 3.79m	Split level
Toilet off:	6.47m x 3.79m 2.23m x 1.70m	W.C and W.H.B

SERVICES

- Private Well
- Septic Tank
- Oil fired central heating
- Triple Glazed Windows

INCLUDED IN SALE

- Light fittings
- Cooker
- Hob
- Fan
- Dishwasher
- Dryer (new)
- Washing Machine
- Built-in Free-standing Stove

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 307 mtr sq. | c. 3304sq. ft
- Built in 1970





PRICE REGION AMV: €620,000

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.