



NUGENT
AUCTIONEERS



6 KNOCKIERAN COTTAGES BLESSINGTON CO. WICKLOW W91 X6C9



Semi
Detached
Cottage



2



1



c. 69 Sq. M
c. 742 Sq. Ft



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present 6 Knockieran Cottages a delightful traditional style cottage situated along a cul de sac, positioned just off the Lake Drive adjacent to the Blessington Lakes. The spacious site benefits from an array of outbuildings including sheds and a large glass greenhouse offering a multitude of potential uses. The home offers a great opportunity for the prospective purchaser to put their own stamp on the home with some modernisation and upgrading. This is an ideal project offering excellent potential for development subject to the necessary planning permission.

Within walking distance of Main Street Blessington offering all necessary amenities such as churches, pubs, restaurants, shops, schools, leisure and other recreational facilities. Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

LOCATION

From Main Street head northeast, continue on Kilbride Road for 1km, turn right onto Blessington Bridge followed by right onto Lake Drive Road for 70m followed by a left turn onto Knockieran Cottages. The property is located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

| | | |
|---------------------|---------------|--------------------------------------|
| Sitting Room | 4.45m x 3.28m | Wooden floor, brick fireplace |
| Kitchen | 3.97m x 3.17m | Fitted units, utility & bathroom off |
| Utility Room | 2.65m x 1.21m | Plumbed for appliances |
| Bathroom | 2.65m x 1.30m | Shower cubicle, WC & WHB |
| Conservatory | 4.54m x 2.03m | Tiled floor |
| Lounge | 3.29m x 2.67m | Wooden floor, corner fireplace |
| Bedroom 1 | 3.29m x 3.25m | Wooden floor, wardrobes |
| Bedroom 2 | 2.68m x 2.66m | Carpet, wardrobes |
| Outbuilding | 4.39m x 2.77m | Incorporates outside WC |
| Greenhouse | 7.82m x 3.41m | |







SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Mains Sewage

ADDITIONAL INFORMATION/FEATURES

- BER: G
- c. 69 mtr sq. | c. 742 sq. ft
- Built in c. 1946
- Large Shed & Outbuildings
- Elevated site of c. 0.3 acre
- Large Greenhouse
- Ample Parking
- Tarmacadam Driveway
- Scenic Location

PRICE REGION AMV: €345,000

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.