

6 KNOCKIERAN COTTAGES BLESSINGTON CO. WICKLOW W91 X6C9







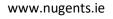
















DESCRIPTION

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.