



**NUGENT**  
AUCTIONEERS

# TOBER COTTAGE DUNLAVIN CO. WICKLOW W91 F7Y7



Semi -  
Detached  
Cottage



4



3



c. 188 Sq. M  
c. 2,023 Sq. Ft



**BER** B3



[www.nugents.ie](http://www.nugents.ie)



045 865 555



[property@nugents.ie](mailto:property@nugents.ie)

## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are delighted to present this charming semi-detached cottage, set on a generous site of approximately 0.56 acres. The expansive rear garden features an elevated decking area that enjoys uninterrupted views of the surrounding countryside. The original cottage has been tastefully upgraded and extended, now offering over 2,000 sq. ft. of spacious and versatile living accommodation, perfectly suited for family life.

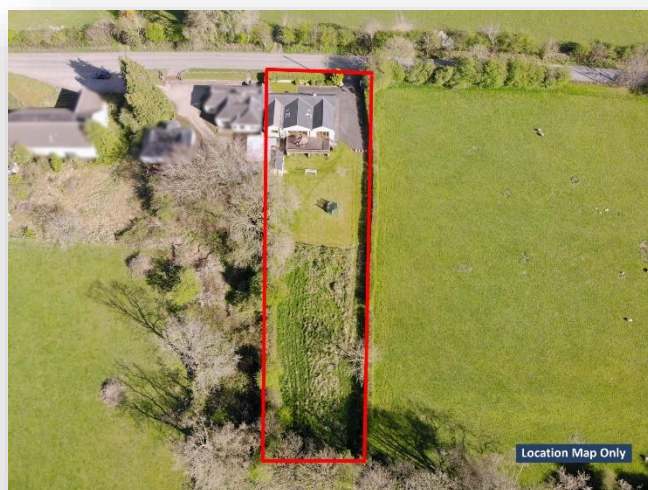
Suited for those looking for the benefits of country living while remaining in easy commuting reach of Dublin City Centre and the surrounding areas of Blessington, Naas, and Newbridge. The home benefits from proximity to a full range of local amenities just 400m from Dunlavin Market Square, along with a selection of excellent schooling options most notably St. Kevin Community College and Kildare Steiner School.

## LOCATION

From Main Street Blessington head southwest on N81, continue straight for 9.7km before turning right onto R756. Continue straight for 6.6km the property will be located on the right hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	4.29m x 1.82m	Tiled Floor
<b>Sitting Room</b>	4.78m x 4.72m	Feature fireplace, carpet
<b>Kitchen / Dining</b>	4.98m x 5.99m	French doors to rear, island unit
<b>Utility Area</b>	3.40m x 1.48m	Off Kitchen, ample storage, plumbed
<b>Living Room</b>	6.68m x 4.29m	French doors to rear, Velux skylights
<b>Bedroom 1</b>	4.22m x 4.04m	Wooden floor, built in wardrobe
<b>Ensuite</b>	1.43m x 1.23m	Fully tiled, Shower, WC & WHB
<b>Bedroom 2</b>	3.94m x 2.95m	Carpet, sliding wardrobes
<b>Bedroom 3</b>	3.52m x 2.66m	Wooden Floor
<b>Bedroom 4</b>	3.41m x 3.03m	Wooden Floor
<b>Bathroom</b>	2.83m x 2.16m	Jacuzzi Bath. Shower cubicle, WC & WHB







## SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Septic Tank

## INCLUDED IN SALE

- Fridge Freezer
- Built in Dishwasher
- Light Fittings
- Rangemaster Cooker
- Double Oven

## ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 188 mtr sq. | c. 2,023 sq. ft
- Built in c. 1930
- c. 0.56 acre Site
- Elevated Decking Area
- Tarmacadam Driveway
- Upgraded Heating System & Insulation
- Block Shed
- 1km from Dunlavin
- 16km from Baltinglass
- 17km from Blessington

**PRICE REGION AMV: €400,000**

**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.