



**BURGAGE MOYLE  
BLESSINGTON  
CO. WICKLOW  
W91 X0F3**



Semi -  
Detached



2



1



c. 73 Sq. M  
c. 785 Sq. Ft



**BER D2**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** present this most desirable two storey residence tucked away along a tranquil laneway. Situated adjacent to the Blessington Lakes just a stone's throw away from Blessington Village. The home has been upgraded throughout and benefits from a generous site offering a large side entrance, ample parking and room for expansion subject to the necessary planning permission.

The home is well connected via the N81 Roadway just 50 metres from the property. Ideal for those seeking the benefits of country living while remaining in easy commuting reach of Dublin City Centre and the surrounding areas of Blessington, Naas, and Ballymore Eustace. The renowned 'Blessington Lakes Greenway Walk' is located on your doorstep covering almost 7km of scenic walk / cycle paths.

Located just 1.5km from Blessington offering all necessary amenities such as supermarkets, pubs, restaurants, schools, leisure and other recreational facilities. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

## LOCATION

From Blessington head southwest on N81 Road, at the roundabout continue straight onto N81 for 1.5km before turning left. The property is located on the right hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

|                            |               |                                                    |
|----------------------------|---------------|----------------------------------------------------|
| <b>Porch</b>               | 1.26m x 0.80m |                                                    |
| <b>Living Room</b>         | 4.48m x 3.99m | Fireplace, wooden floors, stairs off, downlighters |
| <b>Kitchen</b>             | 4.29m x 3.67m | Tiled floor,                                       |
| <b>Bathroom</b>            | 2.50m x 2.10m | Tiled floor, WC & WHB, Triton T90xt, hot press     |
| <b>Understairs storage</b> | 3.16m x 0.85m | Off hallway                                        |
| <b>Bedroom 1</b>           | 4.53m x 3.05m | Wooden floors                                      |
| <b>Bedroom 2</b>           | 3.04m x 2.55m | Carpet, fitted wardrobes                           |
| <b>Landing</b>             | 3.05m x 1.80m | Carpet                                             |







## SERVICES

- Mains Water
- Septic Tank
- Electricity

## INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Oven
- Fridge
- Washing Machine

## ADDITIONAL INFORMATION/FEATURES

- BER: D2
- c. 73 Sq. M | c. 785 Sq. Ft
- Built in 1937
- Ample Parking
- 50 metres from N81 Road
- Large Driveway Area
- Wide Side Entrance
- Spacious Rear Garden
- 1.5km From Blessington
- 5.5km From Ballymore Eustace

**PRICE REGION AMV: €296,000**

**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.