



NUGENT
AUCTIONEERS

**COWPASTURE
MERGINSTOWN DUNLAVIN
CO. WICKLOW
W91 Y9H7**



Detached



4



3



c. 244 Sq. M
c. 2,626 Sq. Ft



BER C3



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie presents this large four bedroom bungalow with attic conversion offering extra accommodation. This property is an ideal opportunity for those looking to upsize and put their own stamp on a property with a generous site size of 0.47 hectares / 1.16 acres. The home is accessed by a tarmac driveway providing an abundance of parking space and features a large lean to style enclosed garage / shed measuring 135 sq. m. The paddock area to the rear of the property is a suitable enclosure for animals. The garden area boasts stunning panoramic views of the Wicklow Hills.

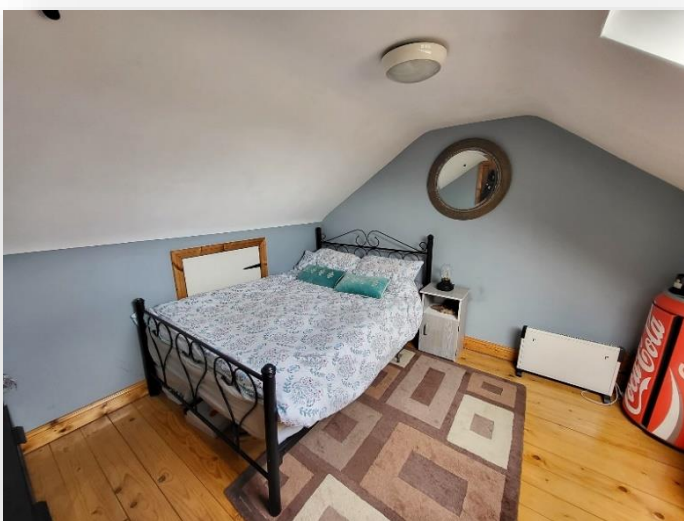
Located just 1km from the N81 Road Ideal for those seeking the benefits of country living while remaining in easy commuting reach of Dublin City Centre and the surrounding areas of Blessington, Naas, and Newbridge. The nearby town of Dunlavin offers all necessary amenities along with a selection of excellent schools notably St. Kevins Community College and Kildare Steiner School.

LOCATION

From Blessington head southwest on the N81 for 16km, turn right onto the L8316 for Boherboy. Continue for 1km before turning left, the property is located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	2.78m x 1.53m	
Sitting Room	5.15m x 3.96m	Carpet, stove
Living/Dining Room	4.25m x 4.04m	Feature granite fireplace
Kitchen	3.82m x 2.91m	Tiled floor
Utility	2.92m x 1.50m	Door to back, plumbed for washing machine
Guest WC	1.73m x 1.21m	WC & WHB
Corridor	9.76m x 0.98m	Carpet
Bedroom 1	3.91m x 2.91m	Carpet, free standing wardrobe
Bedroom 2	2.86m x 2.74m	Carpet, built in wardrobe
Bedroom 3	2.86m x 2.74m	
Bathroom	2.91m x 1.52m	Bath, WC & WHB
<u>Annex Area</u>		
Bedroom 4	3.86m x 2.71m	Door to annex
Living /Dining Room	7.39m x 3.34m	Wooden floor, stove
Kitchen Open Plan	5.27m x 3.64m	Door to sunroom
Sun Room	3.69m x 3.57m	Decking area off
Hallway	2.41m x 1.97m	
Utility	2.40m x 2.40m	
Bathroom	2.01m x 2.42m	Electric shower cubicle, WC & WHB
<u>Upstairs</u>		
Room 1	3.40m x 3.09m	Attic Room
Room 2	3.40m x 3.10m	Attic Room
Room 3	3.52m x 3.03m	Attic Room





SERVICES

- Own Well
- O.F.C.H.
- Septic Tank

INCLUDED IN SALE

- Blinds
- Curtains
- Gas Cooker
- Fridge/Freezer
- Washing Machine
- Dishwasher
- Oven
- / Hob / Fan
- Chest Freezer

ADDITIONAL INFORMATION/FEATURES

- BER: C3
- c. 216 mtr sq. | c. 2,325 sq. ft
- Built in c. 1976
- Site c. 1.20 acres / c. 0.48 hectares
- 135 Sq. M Shed with Electricity & Water
- Annex Area
- 1km from N81 Road
- 4km from Dunlavin
- 14km from Baltinglass
- 18km from Blessington

PRICE REGION AMV: €418,000

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.