



**NUGENT**  
AUCTIONEERS

# 48 WESTPARK BLESSINGTON CO. WICKLOW W91 W5X5



Semi -  
Detached



3



2



c. 122.55 Mtr sq

c. 1319 Sq ft.

**BER C3**



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## DESCRIPTION:

**Nugent Auctioneers, 045 86 55 55, [www.nugents.ie](http://www.nugents.ie)** are delighted to present this most appealing family home which has been lovingly maintained and presented in pristine condition. This 3 Bedroom house has 2 inter-connecting bedrooms along with an attic conversion complete with an ensuite. With its country cottage feel Sitting/Dining room complete with Stanley stove and beautiful sunroom to the rear+. This is also the ideal home for those who wish to have low maintenance gardens with a variety of sheds for storage. Westpark is Blessington's longest established estate and is a most sought-after estate with proximity to the main street high on the list of attractions as a most convenient place to live.

## LOCATION:

From Blessington, turn right on Naas Road R410, turn left onto Westpark, turn right and 48 Westpark will be on the right.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS:

Hallway: 3.57m x 1.95m

Wooden Floor, Stairs

Kitchen: 3.87m x 2.43m



Conservatory: 3.55m x 2.81m

Wooden Floor

Sitting room / Dining Room 5.56m x 3.51m

Wooden Floor, Stanley Stove



Bedroom 1: 3.60m x 3.48m

Wall to wall slide robes, Tv point

Bedroom 2: 3.51m x 3.25m

Wardrobe and incorporating bedroom 3

Bedroom 3: 2.45m x 2.15m

Wooden Floor

Attic Room: 4.35m x 3.68m

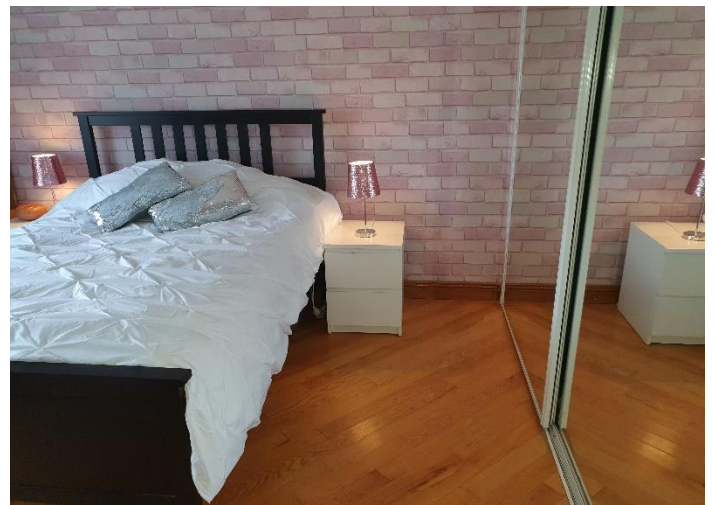
Velux window, pine ceiling

Ensuite: 1.89m x 1.57m

W.C

Bathroom: 2.14m x 1.97m

Electric shower over Jacuzzi Bath,  
W.H.B, W.C





## INCLUDED IN SALE

- Blinds
- Carpets
- Dishwasher
- Cooker
- Garden Sheds

## SERVICES

- O.F.C.H
- Alarm
- Mains Water

## ADDITIONAL INFORMATION/FEATURES

- BER C3
- c. 122.55 mtr sq | c. 1319 sq. ft
- Low Maintenance Gardens



**PRICE REGION AMV: €350,000**

**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.