

NUGENT
AUCTIONEERS



**1 ROCKYPOOL GARDENS
BLESSINGTON
CO. WICKLOW
W91 YH39**



Semi –
Detached



3



3



c. 100 Sq. M
c. 1,076 Sq. Ft



BER C2



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now presents Number 1 Rockypool Gardens for sale. This charming three-bedroom, three-bathroom home is located in a mature and highly sought-after area within the Rockypool estate. It provides bright and spacious living accommodations and is situated in an ideal location just a short walk from Blessington's Main Street, where all essential amenities, schools, and transport networks can be found. This home is perfect for those looking to downsize or seeking a peaceful family home with convenient transport connections.

The property's prime location ensures easy access to various commuting routes, with Dublin, Naas, Citywest, and other areas easily reachable via the N81, which is only 100 meters away. Additionally, Blessington is serviced by Dublin Bus Route 65, with a bus stop conveniently located 100 meters from the property, providing direct access to Dublin City Centre.

LOCATION

From Main Street Blessington head southwest on the N81 Road. Turn left on Troopersfield followed by a left turn in 60m onto Mountainview, Rockypool Gardens is located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.90m x 1.80m	Carpet, Guest WCC off
Guest WC	1.54m x 0.73m	WC & WHB
Kitchen	6.20m x 2.60m	Door to rear, fitted units
Dining Area	5.60m x 3.60m	Sliding door to rear
Sitting Room	4.70m x 3.60m	Double doors to dining area, fireplace
Landing	2.53m x 2.10m	Carpet
Bedroom 1	3.82m x 3.59m	Carpet, fitted wardrobes, ensuite off
Ensuite	1.88m x 1.85m	Electric shower, WC & WHB
Bedroom 2	3.98m x 2.77m	Carpet, fitted wardrobes
Bedroom 3	2.75m x 2.52m	Carpet, wardrobe
Bathroom	1.88m x 1.85m	Bath, WC & WHB
Work Shed	3.43m x 2.93m	Electricity







SERVICES

- Mains Water
- Mains Sewage
- G.F.C.H.
- Electricity
- Alarm

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Washing Machine
- Dishwasher
- Fridge Freezer
- Steel Shed
- Concrete Work Shed

ADDITIONAL INFORMATION/FEATURES

- BER: C2
- c. 100 mtr sq. | c. 1076 sq. ft
- Built in 2001
- Large Work Shed
- Side Entrance
- Off Street Parking
- Corner House
- Ideal Location 300m from Main Street
- 100m from N81 Road
- 100m from Bus Stop
- Ample Visitor Parking
- Tarmacadam Driveway

PRICE REGION AMV: €382,000

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.