



**MONATORE
BALTINGLASS
CO. WICKLOW
W91 Y6W8**



Cottage



2



1



c. 79 Sq. M
c. 850 Sq. Ft



BER **G**



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are pleased to present this detached property to the market, standing on a site extending to c. 0.5 ha / 1.23 acres. This is an ideal renovation project offering excellent potential for development subject to the necessary planning permission. There is great opportunity for the new owner to put their own stamp on the home with some modernisation and upgrading. The site benefits from the various outbuildings with a multitude of potential uses.

The property enjoys a picturesque rural setting overlooking Tinoran Hillfort. Situated along R747 road just 3.5km from Main Street Baltinglass / N81 Road. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more.

LOCATION

From Main Street Baltinglass head southwest on Belan St/R747 towards Old County Road for 350m, turn right onto R747 and continue straight for 3.3km, the property will be located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Kitchen	4.18m x 3.14m	Tiled floor, Stanley 90 Cooker, stairs off
Sitting Room	4.04m x 2.61m	Wooden floor, fireplace
Living Room	4.22m x 2.48m	Middle room
Bedroom 1	4.17m x 3.51m	Wooden floor, fireplace
Bedroom 2	4.15m x 3.20m	Wooden floor
Bathroom	2.48m x 1.46m	Shower tray, shower, WHB & WC
Shed	3.20m x 2.90m	
Front Shed	6.05m x 3.42m	





SERVICES

- Well
- Electricity
- No Septic Tank - to be installed as per planning approval

ADDITIONAL INFORMATION/FEATURES

- BER: G
- c. 79 mtr sq. | c. 850 sq. ft
- Built in c.1920
- Various Sheds
- 3.5km from Baltinglass Town
- 20km from Carlow Town
- 30km from Blessington
- Picturesque Site
- Two Vehicular Access Points
- Pedestrian Entrance

PRICE REGION AMV: €180,000

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.