



NUGENT
AUCTIONEERS



**44 BLESSINGTON ORCHARD
BLESSINGTON
CO. WICKLOW
W91 YN66**



Mid Terrace



3



3



84 Sq. M
904 Sq. Ft



BER C2



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are thrilled to present number 44 Blessington Orchard to the market, this attractive three-bedroom mid-terrace residence is ideally positioned within a quiet cul-de-sac in the established Blessington Orchard development. The property has well-proportioned accommodation throughout, providing a blank canvas for a prospective buyer to modernise and create a home tailored to their own style and requirements. No.44 offers a perfect opportunity for first time buyers, investors or those seeking a family home in an established estate.

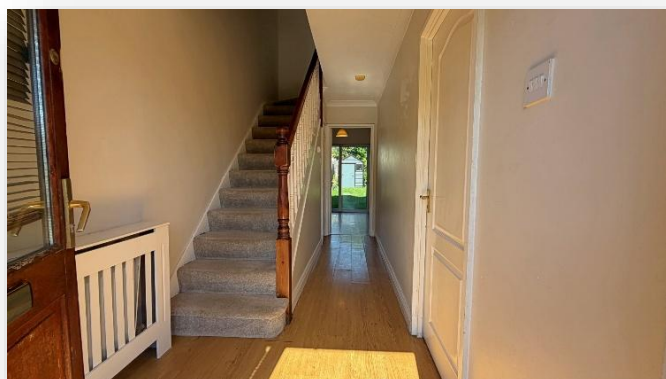
Conveniently located within walking distance of Blessington Village. The Blessington Orchard estate is easily accessible to Dublin via the N81 and Naas via the R410/Naas Road. Blessington is also serviced by the 65 Dublin Bus Route to the City Centre.

LOCATION

From N8/ Main Street Blessington head straight towards Kilbride Road. After 250m, turn right onto Naas Rd/R410, continue for 150m before turning left onto The Old Ballymore Road. Continue straight for 300m then turn left followed by a right. Follow the road for 210m. The property is located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.68m x 1.76m	Guest WC off
Guest W.C	1.61m x 0.75m	W.C & W.H.B
Sitting Room	4.96m x 3.26m	Double doors to kitchen, fireplace, wooden floor
Kitchen Area	4.74m x 2.75m	Eye & base units
Dining Area	2.89m x 2.20m	Sliding door to rear garden
Bedroom 1	3.52m x 3.29m	Carpet, fitted wardrobe, ensuite off
Ensuite	1.89m x 1.31m	Tiled floor, shower cubicle, W.C & W.H.B
Bedroom 2	2.49m x 2.06m	Carpet
Bedroom 3	2.97m x 2.50m	Carpet, wardrobe units
Bathroom	2.13m x 1.71m	Tiled floor, bath with shower screen, W.C & W.H.B







SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- Light Fittings
- Washing Machine
- Fridge Freezer
- Oven/Hob
- Shed

ADDITIONAL INFORMATION/FEATURES

- BER:C2
- c. 84 mtr sq. | c. 904 sq. ft
- Built in 2002
- Off Street Parking
- Spacious Rear Garden
- Steel Garden Shed
- End of Cul de Sac
- Pedestrian Access to N81 (50m)
- 1km from Blessington Main Street
- 7.9km from Ballymore Eustace
- 13.1km from Naas

PRICE REGION AMV: €359,000

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.