



# HOLLOW POINT COTTAGE, HUMPHREYSTOWN, BLESSINGTON, CO. WICKLOW W91 P9F2



Cottage



2 Bed



1



C 78 mtr sq. |  
c. 839.58 sq ft



**BER D1**



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## DESCRIPTION

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie), suggest you sit up, take note and consider how your lifestyle and well being could be enormously enhanced by the purchase of this well presented Lakeside home. Hollow Point Cottage has close up views of the Blessington Lakes is most conveniently located just 2km from the special peninsular village of Vallemount and just a stroll to Blessington Lakes Golf Club or Tulfarris Golf and Country Club. The upgraded and extended property which sits on c .23 Hectare (c .57 Acre) site has a good-sized garage and some out houses with ample parking space and a paddock to the rear.

*Please see our virtual tour for initial inspection.*

## LOCATION

From Dublin travel on N81 through Blessington then take the R758 in the direction of Vallemount. The property is located before the junction of R758 & L8361 and the Vallemount Bridge.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Porch:</b>	1.04m x .83m	Wooden Floor
<b>Kitchen:</b>	4.95m x 3.59m	Slate Floor, Solid Wood Fitted Kitchen
<b>Living Room:</b>	4.40m x 3.39m	Stove and wooden floor
<b>Bedroom 1:</b>	4.32m x 3.55m	Carpet
<b>Bedroom 2:</b>	4.48m x 2.90m	Velux roof window and views of Blessington Lakes
<b>Bathroom:</b>	2.10m x 1.69m	Bath, Pumped shower in shower cubicle, w.c & w.h.b, fully tiled
<b>Garage</b>	7.80m x 4.53m	Ample storage space







## SERVICES

- Mains Water
- Septic Tank
- O.F.C.H.
- Electricity
- Alarm

## INCLUDED IN SALE

- Hob
- Cooker
- Blinds
- American Fridge
- Curtains
- Carpets
- Coal Bunker
- Dog run
- Garden Flower Boxes

## ADDITIONAL INFORMATION/FEATURES

- BER: D1 (No. 113201925)
- c. 78 mtr sq | c. 839.58 sq. ft
- Built in 1941
- Parking
- Double glazed PVC Windows



**PRICE REGION AMV: €349,000**

**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.