

**NUGENT**  
AUCTIONEERS



**1 THE BRAMBLES  
DUNLAVIN  
CO. WICKLOW  
W91 DD58**



Semi-  
Detached



3



3



c. 107 Sq. M  
c. 1,151 Sq. Ft



**BER C1**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** now present 1 The Brambles to the market, an ideal three bedroom home located along Church Hill. The property benefits from a large side entrance offering ample parking as well as bright and spacious living accommodation.

Ideal for those seeking the benefits of country living while remaining in easy commuting reach of Dublin City Centre and the surrounding areas of Blessington, Naas, and Newbridge. The property is excellently located just 50m from Main Street Dunlavin. The town offers all necessary amenities along with a selection of excellent schools notably St. Kevins Community College and Kildare Steiner School.

## LOCATION

From Blessington head southwest on the N81, continue straight for 10km, at Dalys Service Station turn right onto R756, continue for a further 7.3km. Finally turn left onto Stephens Street and continue for 140m before turning right onto Church Hill, the property will be located on the right hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.16m x 2.07m	Wooden floor, Guest WC off
Kitchen	7.08m x 3.28m	Tiled floor, door to rear garden
Sitting Room	4.87m x 4.17m	Wooden floor, Stanley stove, double doors to kitchen
Guest WC	1.60m x 0.72m	Tiled, WC & WHB
Landing	2.97m x 2.15m	
Bedroom 1	3.97m x 3.73m	Carpet, ensuite off
Ensuite	2.45m x 0.79m	Tiled, Shower cubicle with Triton T90si, WC & WHB
Bedroom 2	3.97m x 3.75m	Carpet
Bedroom 3	2.98m x 2.59m	Carpet
Bathroom	2.47m x 2.06m	Tiled, Bath, WC & WHB
Steel Shed	4.00m x 3.00m	







## SERVICES

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

## ADDITIONAL INFORMATION/FEATURES

● BER: C1 ● c. 107 Sq. M / c. 1,151 Sq. Ft ● Large Side Entrance ● Steel shed ● Tarmacadam rear garden ● 50m from Main Street Dunlavin ● Overlooking green area ● Easy access to N81/N7 ● Ample Parking ● Centrally Located

## INCLUDED IN SALE

- Carpets
- Blinds
- Curtains
- Stove
- Hob
- Cooker / Fan
- Steel Shed
- Light Fittings

**PRICE REGION AMV: €284,000**

**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.