



NUGENT
AUCTIONEERS



**33 WOODLEIGH WAY
BLESSINGTON
CO. WICKLOW
W91 T262**



Ground Floor
Apartment



2



1



69 Sq. M
742 Sq. Ft



BER C1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are thrilled to present Number 33 Woodleigh Way to the market. This is an ideal two bed ground floor apartment which benefits from its door entrance and corner location which offers side access to its private rear patio area. The property has been well maintained by its current owners, offering an ideal opportunity for first-time buyers, investors or those seeking to downsize while remaining close to Blessington Village.

Located conveniently in the Woodleigh Development just off the N81 Road ideal for commuting. The property is just 600m from the Aldi supermarket and a short stroll to Main Street Blessington offering all necessary amenities such as primary and secondary school options, shops, pubs, restaurants, leisure and other recreational facilities. Blessington is regularly serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

LOCATION

From N81/ Main Street Blessington head northeast, turning left onto Oak Drive, continue straight for 100m before turning right onto Woodleigh Park followed by a left onto Woodleigh Avenue. Continue straight before turning left onto Woodleigh Way the property is located on the right hand side at the corner.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	1.89m x 1.73m	Wooden floor, storage cabinets
Kitchen	3.16m x 2.08m	Tiled floor, breakfast bar, off living area
Sitting Room	6.46m x 4.98m	Wooden floor, Electric fireplace
Bedroom 1	4.00m x 2.39m	Wooden floor, fitted wardrobes
Bedroom 2	5.03m x 2.48m	Wooden floor, patio door to rear
Bathroom	2.52m x 1.70m	Triton shower over bath, towel radiator, WC & WHB







SERVICES

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

INCLUDED IN SALE

- CCTV • Electric Fire • Blinds • Light Fittings • Hob & Fan • Oven • Washing Machine • Dishwasher
- Fridge • Garden Shed • Radiator Covers

ADDITIONAL INFORMATION/FEATURES

- BER: C1 • c. 69 mtr sq. | c. 742 sq. ft • Built c. 2006 • 500m from the N81 • 19km from M50 Motorway • Ample Parking • Side Access • Private Rear Patio • Overlooking Communal Green Area
- Own Door Apartment • 600m from Aldi Supermarket

PRICE REGION AMV: €228,000

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.