



NUGENT
AUCTIONEERS



**2 DEERPARK ROAD
BLESSINGTON
CO. WICKLOW
W91 X231**



Semi -
Detached



4



3



c. 116 Sq. M
c. 1,248 Sq. Ft



BER C3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie gladly present number 2 Deerpark Road the most desirable four bedroom home located in the ever sought after Deerpark Development. The home has been lovingly maintained by its current owners, boasting spacious accommodation ideal for family living along with a generous manicured south facing garden with side entrance.

Located just off the Naas Road / R410 a stone's throw away from the Blessington Town Centre Development along with all other necessary amenities such as churches, pubs, restaurants, shops, schools, leisure and other recreational facilities. Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre

LOCATION

From Main Street Blessington head southwest on the N81 / Main Street, turn right onto the R410 / Naas Road for 650m, at the roundabout take the 2nd exit, in 150m turn left onto Deerpark Road. The property is the second home on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	5.15m x 2.13m	Tiled floor, Guest WC off
Guest WC	1.91m x 0.77m	Tiled, WC & WHB
Kitchen L Shaped	5.84m x 4.20m	Tiled floor, fitted units
Dining L Shaped	2.53m x 1.81m	Tiled floor, patio door to back
Sitting Room	5.08m x 3.58m	Bay windows, double doors to kitchen
Bedroom 1	4.57m x 2.93m	Wooden floor, fitted wardrobe
Ensuite	2.22m x 1.55m	Towel radiator, shower cubicle, WC & WHB
Bedroom 2	3.62m x 2.95m	Wooden floor, fitted wardrobe
Bedroom 3	2.82m x 2.52m	Wooden floor
Bedroom 4	2.95m x 2.82m	Wooden floor
Bathroom	1.83m x 1.68m	Tiled, Bath, WC & WHB







SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Side shed
- Washing Machine
- Fridge Freezer
- Oven
- Microwave

ADDITIONAL INFORMATION/FEATURES

- BER: D1
- c. 116 Sq. M / c. 1,248 Sq. Ft
- Built in 1997
- Side Entrance
- Overlooking large green area
- 100m from Naas Road
- 800m from N81 Road
- Attic recently insulated
- Off Street Parking

PRICE REGION AMV: €435,000

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.