



**NUGENT**  
AUCTIONEERS



# WOODEND COTTAGE BLESSINGTON CO. WICKLOW W91 T8W8



Cottage



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c. 48 Sq. M  
c. 522 Sq. Ft



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** now present this charming, detached cottage standing on its own private site of c. 0.23 ha / 0.56 acres with the addition of various outbuildings in the rear yard. This quaint home requires some modernisation and refurbishment which will allow the prospective buyer to put their own stamp on the property. Offering possibility for future development opportunities subject to the necessary planning permission, Woodend Cottage would be eligible for the vacant property grant.

Located along the edge of the Blessington Lakes on the Dublin side, just 3.5km from Main Street Blessington / N81 Road. With all necessary amenities such as schools, supermarkets, pubs, restaurants and much more within easy reach. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

## LOCATION

From Main Street Blessington turn right onto the Kilbride Rd after 1km turn right onto the Blessington Bridge followed by a left turn onto Lake Drive Rd, continue straight for 2.3km the property will be located on the left-hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Porch</b>	1.18m x 0.89m	New front door
<b>Kitchen</b>	3.62m x 2.22m	Small fireplace, high wooden ceiling
<b>Living Room</b>	4.56m x 3.43m	Middle room, carpet
<b>Bedroom 1</b>	3.06m x 2.78m	Small fireplace, wooden floor
<b>Bedroom 2</b>	3.63m x 2.21m	Fireplace
<b>Bathroom</b>	3.07m x 1.65m	Shower cubicle, WC & WHB, hot press
<b>Shed / Storage</b>	4.96m x 4.77m	
<b>Garage</b>	5.73m x 3.82m	Concrete floor, wired for electricity / plugs











## SERVICES

- Mains Water
- Electric Heating
- Electricity
- Septic Tank

## INCLUDED IN SALE

- Carpets
- Curtains
- Blinds

## ADDITIONAL INFORMATION/FEATURES

- BER: Exempt
- c. 48 mtr sq. | c. 522 sq. ft
- Site Size c. 0.23 ha / 0.56 acres
- With Paddock to the side suitable for livestock
- 3.5km from Main Street Blessington / N81
- 2 Large Outbuildings
- Pedestrian Entrance
- Vehicle Entrance to Rear
- Located 3km from Manor Kilbride
- 15km from N7
- 15km from Naas
- 19km from M50 Motorway

**PRICE REGION AMV: €305,000**

**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.