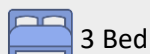





**31 WOODLEIGH WAY,
, BLESSINGTON,
CO. WICKLOW, W91 E125**




c. 100 mtr sq. |
c. 1076 sq ft



BER C2

 www.nugents.ie

 045 865 555

 property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555 (www.nugents.ie), are delighted to present for immediate sale, 31 Woodleigh Way, Blessington. This bright and spacious three bed roomed duplex has been maintained to the highest standard. The large kitchen/living room is at first floor level thus allowing for bright filled living space and perfectly positioned to capture some of the beautiful views that the spectacular location of Blessington and it's lakes provide for its lucky residents. Viewing highly recommended.

LOCATION

From Main street, Blessington, head north on the N81 towards Dublin. At Maxol Service Station turn left onto the Blessington ring road. Take right turn into Woodleigh Estate.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway:	7.04m x 1.98m	Stairs to living area, Under stairs storage
Kitchen Area:	4.90m x 3.71m	Fitted Kitchen and Tiled Floor
Living Area:	8.74m x 4.91m	Gas Fireplace, Wooden Floor
Bedroom 1:	4.71m x 2.44m	Wooden floor, built in wardrobes and ensuite off
Ensuite:	2.45m x 1.04m	Shower cubicle, w.c. & w.h.b
Bedroom 2:	3.60m x 2.40m	Wooden floor
Bedroom 3:	2.83m x 3.22m	Built in wardrobes and wooden floor
Bathroom:	2.83m x 1.44m	Triton 90 Shower over Bath, w.c & w.h.b



INCLUDED IN SALE

- Hob
- Wood Floors
- Carpets

SERVICES

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

ADDITIONAL INFORMATION/FEATURES

- BER (C2)
- c. 100 mtr sq | c. 1076 sq. ft
- Built in 2002
- Parking
- Balcony



PRICE REGION AMV: €222,500

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.