



26 WEST DEMESNE BALTINGLASS CO. WICKLOW W91 T953



Detached



4



3



c. 155 Sq. M
c. 1,668 Sq. Ft



BER C2



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie present this ideal four bedroom family residence in turn key condition which offers spacious and bright accommodation. Located in an exclusive all bungalow development on the outskirts of Baltinglass Town. The property sits on a generous site with front driveway offering ample parking and a large rear garden.

The home is ideally located for commuting with easy access to N81 Road, West Demesne is located just off the R747 a stone's throw away from Baltinglass Town, only 650m from the Main Street. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more. This area offers a host of outdoor recreational activities with many nearby hiking areas, The Lords Wood, River Slaney and Baltinglass Golf Club.

LOCATION

From Blessington head southwest on the N81, continue for 29.4km. Turn right on Belan Road, in 300m turn left followed by a right into West Demesne. The property is located on the right hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.90m x 1.83m	Tiled floor
Sitting Room	5.21m x 3.99m	Bay window, wooden floor, feature fireplace with stove
Kitchen	7.12m x 3.56m	Tiled floor, fitted units, breakfast counter
Dining Room/TV Room	3.68m x 2.77m	Wooden floor, double door to Sitting Room
Utility	2.77m x 1.67m	Off kitchen, plumbed, door to rear garden
Guest WC	1.54m x 0.64m	Off utility, WC & WHB
Bedroom 1	5.20m x 3.99m	Bay window, wooden floor, ensuite off
Ensuite	2.45m x 1.54m	Shower cubicle, WC & WHB
Bedroom 2	3.05m x 2.77m	Carpet, built in wardrobes
Bedroom 3	3.38m x 2.77m	Carpet, built in wardrobes
Bedroom 4	3.06m x 2.77m	Carpet
Bathroom	4.27m x 2.45m	Tiled, bath, shower cubicle, vanity unit, WC & WHB







SERVICES

- Mains Water & Sewage
- O.F.C.H.
- Electricity
- Alarm

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Hotpoint Cooker
- Microwave
- Garden Shed

ADDITIONAL INFORMATION/FEATURES

- BER: C2
- c. 155 mtr sq. | c. 1,668 sq. ft
- Built in c.2003
- West facing garden
- Tarmacadam curbed driveway
- 600m from Main Street/N81
- Extra-large 3 metre wide side entrance
- Views across to Baltinglass Hill
- Underfloor heating
- Walled garden

PRICE REGION AMV: €350,000

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.