

NUGENT
AUCTIONEERS



**TOOR
HOLLYWOOD
CO. WICKLOW
W91 P960**



Cottage



2



1



c. 49 Sq. M
c. 527 Sq. Ft



BER G



www.nugents.ie



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present this linear cottage located on its own generous site of 1.66 acres. The site is tucked away among Scalp Rock and Church Mountain, an ideal secluded location for those seeking a tranquil and serene setting. The views across the valley to the plains of Kildare are contrasting with the backdrop of Church Mountain. This small agricultural holding offers an array of sheds / outbuildings with a variety of possible uses. Although this property requires upgrading and modernisation throughout it offers excellent potential and opportunity for the new owner to put their own stamp on this traditional cottage.

Located 4km from the N81 Road offering easy access to Dublin, Naas, Citywest Red Line Luas, and surrounding areas. The property is also 9km from Ballymore Eustace and 14km from Blessington providing all essential amenities such as churches, pubs, restaurants, shops, schools, and leisure facilities.

LOCATION

From Main Street Blessington head southwest on the N81, continue straight for 10.5km . Turn left onto L8341 for Athgreany and continue for 850m before turning left. Continue straight for 2.8km followed by a right turn the property will be located on the right hand side in 500m.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Kitchen	2.00m x 2.00m	Sink, plumbed for washing machine
Living Room	4.88m x 3.51m	Stove
Office	3.06m x 2.55m	
Bedroom 1	3.06m x 2.51m	
Bedroom 2	3.69m x 3.64m	Stove
Bathroom	2.98m x 1.60m	Bath &WC





SERVICES

- Own Well
- Electric Heating
- Electricity
- Fibre Broadband

ADDITIONAL INFORMATION/FEATURES

- BER: G
- c. 49 mtr sq. | c. 527 sq. ft
- Built in c. 1800
- Site of c. 1.66 acres
- 4km from N81
- 9km from Ballymore Eustace
- 14.5 km from Blessington
- Block Shed
- Three Span Hayshed
- Stable/Chicken Coop
- Storage Shed
- Scenic Location
- Suitable for Equestrian / Horticultural Needs

PRICE REGION AMV: €225,000

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.