



**42 WESTPARK,  
BLESSINGTON,  
Co. WICKLOW  
W91 Y3C2  
€245,000**



Semi Detached  
House



2



1



c. 55 mtr sq. |  
c. 592 sq. ft



**BER D2**



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## DESCRIPTION

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie) are delighted to offer for immediate sale No. 42 Westpark. This wonderfully located two bedroomed semi-detached bungalow is positioned near the front of the much sought-after traditional Blessington Estate on a corner site. A bright home with an excellent aspect and benefiting from large front and back gardens, this compact property is ideally suited to a first-time buyer or a discerning buyer wishing to downsize. Blessington has an excellent range of shops, schools, pubs, restaurants along with a host of sporting activities including Water Sports, Golf, GAA, Soccer, Rugby with many Horse Racing Courses in nearby Co Kildare. Early viewing is recommended.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway:	5.4m x 1.67m	
Kitchen/Dining Area:	4.22m x 3.39m	Tiled Floor, Gas Boiler
Sitting Room:	4.42m x 2.76m	Wooden floor, Tiled Fireplace
Bedroom 1:	3.39m x 2.54m	wooden Floor, Built in wardrobe
Bedroom 2:	2.63m x 2.24m	Wooden Floor
Bathroom:	2.21m x 1.69m	Fully tiled

## SERVICES

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

## INCLUDED IN SALE

- Lawnmower
- Cooker
- Hob
- Dishwasher
- Shed

## ADDITIONAL INFORMATION/FEATURES

- BER: D2
- c.55 mtr sq. | c. 592 sq. ft
- Corner site with walled gardens
- Mature Estate
- Large front and back gardens.
- Close to all amenities



**PRICE REGION AMV: €245,000**

**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.