



122 ARDGLASS BALTINGLASS CO. WICKLOW W91 A893



Detached



4/5



3



144 Sq. M
1,547 Sq. Ft



BER B3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are excited to present this four-bed detached property which overlooks a large green area with impressive views of the historical Pinnacle Mountain. Located in the ever sought after Ardglass Development, number 122 comes to the market in pristine condition, an ideal opportunity for growing families to acquire a substantial residence perfectly suited for comfortable living and entertainment with the option of an additional downstairs bedroom or family room. The home benefits from a large south west facing rear garden, dual side entrance way and off street parking.

This property is located just 1.2km from Baltinglass Main Street offering all conceivable amenities. 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 Main Street Baltinglass head east on Main St/R747 towards weaver's square, continue on R747 for 750m, then turn left onto Ardglass follow the road for 410m, property will be located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	2.14m x 4.22m	Tiled floor, understairs storage
Guest W.C	1.20m x 1.80m	Tiled floor, W.H.B., W.C
Kitchen	4.13m x 6.44m	Tiled floor, modern kitchen, wooden counter tops
Utility Room	2.95m x 3.13m	Tiled floor, eye and base unit, plumbed
Sitting Room	5.17m x 4.12m	Carpet floor, wood burning stove
Family Room/Bedroom	2.96m x 5.28m	Carpet floor, wardrobes
Bedroom 1	3.24m x 4.79m	Bay windows, built in wardrobes, Ensuite
Bedroom 2	3.15m x 3.36m	Carpet, built in wardrobe
Bedroom 3	3.10m x 2.30m	Carpet floor, built in wardrobe
Bedroom 4	3.00m x 3.09m	Carpet floor, built in wardrobe
Ensuite	2.32m x 1.36m	Fully tiled, heated towel rail, shower, W.H.B & W.
Bathroom	2.00m x 1.75m	Fully tiled, bath with shower rail W.C., W.H.B





SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Alarm
- Eir Broadband

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Garden shed
- Microwave
- Dishwasher
- Oven
- Fridge

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- Built in 2006
- Overlooking Green Area
- Quality Tiling & Wooden Floors
- Large South Facing Paved Rear Garden
- Off Street Parking
- Side Entrance
- 600m from Scoil Chonglais & Scoil Naomh Iosaf
- 1.2km from N81/Main Street
- 22km from Carlow
- 30km from Blessington

PRICE REGION AMV: €349,000

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.