



CASTLEDERMOT ROAD, BALTINGLASS CO. WICKLOW



Detached
Bungalow



3 Bed



2



c.140.21 mtr sq. |
c. 1,509.28 sq ft



BER D1



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DESCRIPTION

Nugent Auctioneers, 045 865555 (www.nugents.ie) suggest that all gardening enthusiasts take note and do not miss the opportunity to view our virtual tour of the extensive garden which characterises this bungalow, situated in this most convenient location at Castledermot Road on the edge of Baltinglass. This spacious, well-presented family home has a sunroom to the rear enabling the homeowner to enjoy the pleasures of the well maintained and extensive gardens. Extending to circa 140 mtr sq with three spacious bedrooms (further development potential in the attic space subject to acquiring the necessary planning permission). This home is sure to appeal to any home-seeker pursuing their dream of owning a home on its own grounds.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin take the N81 and travel through Blessington for Baltinglass. In Baltinglass, pass the Garda station on the right, at the top of the hill turn right for Castledermot. Continue along this road and the property is located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

| | | |
|-----------------------------|---------------|--|
| Hallway: | 8.96m x 1.10m | Carpeted floor |
| Kitchen/Dining Room: | 4.16m x 4.21m | Fully fitted kitchen, slate floor tiles |
| Sitting Room: | 3.78m x 4.12m | Open Fireplace & wooden floor |
| Utility Room: | 3.58m x 2.09m | Oil burner, tiled floor, access to attic |
| Living Room: | 4.19m x 4.69m | Wooden floor, door into sunroom |
| Sunroom: | 3.34m x 3.62m | Tiled floor, garden view |
| Bathroom: | 3.04m x 1.79m | Shower cubicle, Triton shower, bath, w.h.b & w.c |
| Bedroom 1: | 3.96m x 3.08m | Carpet floor & Ensuite |
| Ensuite: | 3.10m x 0.87m | Tiled floor, electric shower, w.h. b & w.c |
| Bedroom 2: | 3.62m x 4.19m | Built in wardrobe, carpet floor |
| Bedroom 3: | 3.09m x 3.64m | Carpet floor |





SERVICES

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

INCLUDED IN SALE

- Hob
- Washing machine
- Fridge
- Dishwasher
- Barna Shed
- Glass House
- Tree House

ADDITIONAL INFORMATION/FEATURES

- BER: D1
- c. 140.21 mtr sq | c. 1509.28 sq. ft
- Built in 2001
- Landscaped Garden



PRICE REGION AMV: €289,000

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.