



19 ROCKYPOOL CRESCENT BLESSINGTON CO.WICKLOW W91 W6R0



Semi Detached



3



2



104.5 Sq.M
1124 Sq.Ft



BER **F**



www.nugents.ie



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DESCRIPTION

Nugent Auctioneers 045 865555 www.nugents.ie now offer this most central home just a short stroll from Main Street Blessington. Located in a cul-de-sac with a pedestrian walkway direct to all services and the number 65 bus route. Extended in 1980 to incorporate a large kitchen, utility, and dining area. The main bathroom is situated at ground floor level, with an ensuite bedroom on the 1st floor.

Please see our virtual tour for initial inspection.

LOCATION

Head southwest on Main St/N81 toward Naas Rd. Continue to follow N81 for 220m, then turn left onto Troopersfield. After 68 m, Turn left onto Mountain View, and in 120m Turn left again onto Rockypool Crescent. Watch out for our nugent Auctioneer sign outside number 19.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Porch	1.85m x 1.79	
Hallway	4.8m x 1.87m	
Back hallway	2.71m x 1.0m	Tiled floor
Guest W.C. / wet-room	2.37 x 1.46m	Electric shower / wet-room floor / WHB / WC
Utility Room	1.87m x 1.52m	With Sink / Plumbed for WM
Sitting Room	5.17m x 3.51m	Wooden floor / Brick fireplace
Kitchen / Dining	5.39m x 3.54m	Velux window / Tiled floor / Dishwasher / Cooker / Hob
Bedroom 1	3.29m x 2.43m	
Ensuite	2.38m x 1.73m	Shower / WC / WHB
Bedroom 2	3.53m x 3.33m	
Bedroom 3	2.57m x 2.51m	
Garden Shed	3.02m x 1.56m	Galvanized roof

SERVICES

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

INCLUDED IN SALE

- Washing Machine
- Cooker
- Integrated Oven
- Hob
- Dishwasher

ADDITIONAL INFORMATION/FEATURES

- Garden Shed
- Close to Main Street
- Cobblelock front driveway with walled gardens



PRICE REGION AMV: €241,000

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.