



## 22 PARKMORE BALTINGLASS CO. WICKLOW W91 X2F7



Mid  
Terrace



3



1



c. 87 Sq. M  
c. 936 Sq. Ft



**BER** **F**



[www.nugents.ie](http://www.nugents.ie)



045 865 555



[property@nugents.ie](mailto:property@nugents.ie)

## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** presents this superb 3-bedroom mid terrace home located within the Parkmore Estate just a stone's throw away from Baltinglass Town Centre offering all conceivable amenities. This property offers a fantastic opportunity to those looking to get onto the property ladder or those wishing to downsize. Number 22 offers generous accommodation with the addition of a kitchen extension to the rear.

The property is in an ideal location with both primary and secondary schools within immediate walking distance. Situated only 700m from Baltinglass Square & Main Street with all necessary amenities such as supermarkets, pubs, cafes, churches and much more.

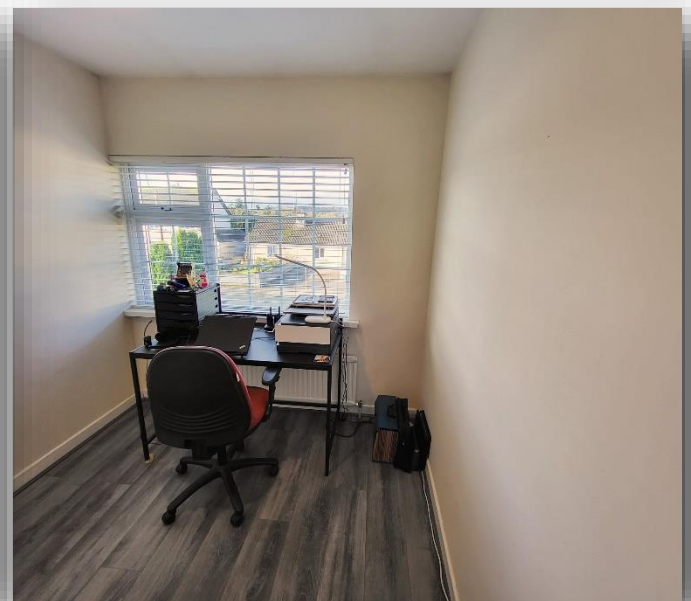
## LOCATION

From Main Street Baltinglass head east on Main St / R747 towards Church Ln for 800m, turn right onto Parkmore, followed by a left turn in 80m to stay on Parkmore. Continue straight for 100m then turn right the property will be located on the left-hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	4.05m x 1.81m	Wooden floor
<b>Porch</b>	1.78m x 0.69m	Glass sliding door
<b>Living Room</b>	5.26m x 3.93m	
<b>Kitchen</b>	2.70m x 2.17m	Tiled floor, plumbed for dishwasher, door to rear
<b>Sitting Room</b>	3.55m x 3.34m	Wooden floor, open fire
<b>Landing</b>	2.64m x 1.84m	
<b>Bathroom</b>	1.89m x 1.84m	Bath, Triton Shower, WHB & WC
<b>Bedroom 1</b>	4.30m x 3.30m	Wooden floor
<b>Bedroom 2</b>	3.30m x 3.23m	Wooden floor, wardrobe
<b>Bedroom 3</b>	2.90m x 2.36m	Wooden floor, wardrobe
<b>Fuel Shed</b>	2.00m x 1.20m	
<b>Shed</b>	3.68m x 1.65m	







## SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Sky Fibre Broadband

## INCLUDED IN SALE

- Blinds
- Dishwasher
- Washing Machine
- Under counter Fridge / Freezer
- Cooker

## ADDITIONAL INFORMATION/FEATURES

- Since BER F Rating - New Boiler & A rated front door have been installed
- Located 800m from Main Street Baltinglass
- Located 1km from the N81
- Located c. 20km to Carlow Town
- Located c.30km to Blessington
- Off street parking
- Low maintenance gardens

**PRICE REGION AMV: €184,000**

**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.