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NUGENT
AUCTIONEERS



**GORTLUM
BRITTAS
CO. DUBLIN
D24 X9F6**



Property Services
Regulatory Authority
Licence No.: 001503



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are proud to present this substantial detached residence to the market, occupying a magnificent site extending to approximately 1.53 acres along the sought-after Aghfarrell Road. Enjoying uninterrupted views across Lisheen Golf Course and the surrounding rolling countryside, the property is ideally positioned overlooking the Wicklow and Dublin Mountains, offering an exceptional rural setting within easy reach of South Dublin. This is a unique opportunity to acquire a prominent home on sizable site in a highly desirable location, offering enormous potential to redesign a superior family residence in an unrivalled position on the outskirts of Brittas along the Dublin/Wicklow border.

Requiring extensive renovation and modernisation throughout, this substantial residence provides an exceptional blank canvas for those seeking to design a bespoke family home in a truly outstanding setting (subject to any necessary planning consents). Extending to approximately 275 sq.m. (2,960 sq.ft.), the spacious accommodation offers excellent flexibility and scope to reconfigure or redevelop to suit a variety of lifestyle requirements.

The accommodation is generously proportioned throughout. The ground floor comprises a welcoming sunroom leading to the kitchen, complemented by a large pantry and separate boiler room. There is also a dining room, a bright and spacious sitting room, home office, guest WC and two generously sized double bedrooms, both benefiting from en-suite bathrooms. There is also a further lounge with adjoining kitchen and direct access to the first floor, which comprises a spacious bedroom and family bathroom. This self-contained section of the property was historically used as a separate annex to the main residence and offers excellent potential to be reinstated for independent living, guest accommodation or multi-generational use. An attached garage provides valuable additional storage or workshop space. In addition, the property benefits from a substantial attic space measuring approximately 101 sq.m. (1,087 sq.ft.), providing further potential for conversion or incorporation into the existing accommodation, subject to the necessary planning permission and building regulations.

The location offers the perfect balance of peaceful country living and urban convenience. Situated just 850 metres from the N81, the property provides excellent connectivity to Blessington, Saggart, Tallaght, Citywest, Naas and Greater Dublin area. The M50, approximately 12 km away, offers swift access to South Dublin, Dublin City Centre and the wider motorway network. Brittas and its neighbouring towns provide an excellent range of everyday amenities including schools, shops, restaurants, cafés, pubs, churches and leisure facilities. The area is also well served by the Dublin Bus 65 route, offering regular services to Dublin City Centre.

LOCATION

From Blessington head straight towards Kilbride Rd, continue on the N81 for 9.2km. Before turning right onto the Shandy Lane. Continue for 120m, then turn right onto Aghfarrell Rd head straight for 800m the property will be located on the right.



Detached
Home



3



4



275 Sq. M
2,960 Sq. Ft



BER **G**

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS



Sunroom

6.25m x 3.55m

Kitchen

4.78m x 4.45m

Pantry

3.07m x 2.04m

Boiler Room

2.25m x 1.21m



Wooden floor, pine staircase

Laminate floor, island unit

Wooden shelving, Laminate floor





Dining Room

4.00m x 3.60m

Sitting Room

2.75m x 2.38m

Office

3.37m x 2.70m

Guest W.C

3.58m x 1.45m



Carpet, off kitchen

Carpet, fireplace, double aspect windows

Wooden floor, gas fireplace, kitchen & sunroom off

Tiled floor, W.C, wooden shelving





Bedroom 1

3.94m x 3.48m

Ensuite

2.49m x 2.17m

Bedroom 2

4.04m x 3.44m

Ensuite

2.52m x 2.17m



Carpet, double wardrobe, ensuite off

Bath, W.C & W.H.B

Carpet, double wardrobe unit

Shower cubicle, WC & WHB





Lounge

7.69m x 3.29m

Carpet, fireplace, stairs to first floor,

Kitchen 2

5.76m x 1.61m

Off lounge

First Floor

Bedroom 3

4.26m x 3.56m

Carpet

Bathroom

3.29m x 2.57m

Bath, WC & WHB





Attic Space 19.46m x 5.22m Ceiling height of 2.66m
Garage 5.97m x 5.91m



SERVICES

- Own Well ● Septic Tank ● Solid Fuel / Electric Heating ● Electricity ● Alarm

ADDITIONAL INFORMATION/FEATURES

- BER: G ● c. 275 mtr sq. | c. 2960 sq. ft ● Built in 1960's ● Site Size c.1.53 Acre ● Scenic Country Views ● Flexible Accommodation Options ● Large Attached Garages ● Ample Road Frontage Along R114 ● 270m from Buttermountain Golf Club ● 1km from 65 Dublin Bus Stop ● 2.3km from Lisheen Springs Golf Club ● 6.1km from Saggart ● 8.8km from N7 ● 7.9km from Citywest ● 10.5km from Tallaght ● 10.2km from Blessington ● Close proximity to M50 (12km) ● 18.6km from Naas

PRICE REGION AMV: €450,000

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.