



# CROSSCOOLHARBOUR, BLESSINGTON, CO. WICKLOW W91 N7X4



Detached  
Bungalow



4 Bed



2



c. 163 mtr sq. |  
c. 1754 sq ft



**BER D1**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)**, are delighted to present Crosscoolharbour, a stunning home conveniently located just off the N81 Road and 2km on the Dublin side of Blessington Village. The spacious detached well-maintained bungalow sits on a .27 Hectares /.66 Acres walled site which contains mature gardens and the added feature of a purpose-built greenhouse complete with irrigation system. Gardening enthusiasts or any discerning purchasers wishing to experience the "The Good Life" take note.

This home at Crosscoolharbour along the road known locally as The Red Lane is just a short stroll (via Footpath) to Blessington's highly respected Educate Together National School also the 65 Bus route to Dublin City Centre. The Blessington Lakes are in proximity and all amenities including shops, churches and schools are on your doorstep. Accommodation is spacious particularly the striking sitting room with a feature bay window and a traditional cast iron open fireplace. There are three bedrooms, one ensuite and an option to facilitate a fourth in lieu of the very large annex /store. The garage is located to the rear.

*Please see our virtual tour for initial inspection.*

## LOCATION

From Dublin take the N81 toward Blessington, 2 km before Blessington Village turn left onto Red Lane and property is on the left just before Educate Together National Primary School.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway:</b>	3.52m x 1.63m	Wooden Floor
<b>Kitchen:</b>	6.42m x 3.68m	Oil fired Stove in feature alcove, tiled floor
<b>Sitting Room:</b>	8.38m x 5.44m	Feature Bay Window, Open Fireplace
<b>Office:</b>	3.55m x 2.66m	Wooden floor, Fibre Broadband Connection
<b>Bedroom 1:</b>	4.45m x 3.66m	Carpet, built in sliding wardrobes
<b>Ensuite:</b>	2.47m x 1.49m	Shower cubicle, heated towel rail, WHB & WC
<b>Bedroom 2:</b>	4.41m x 2.99m	Built in wardrobes
<b>Bedroom 3:</b>	3.54m x 2.73m	Original Cork Flooring, built in wardrobes
<b>Annex/Bedroom 4:</b>	4.78m x 4.50m	Door to exterior
<b>Bathroom:</b>	2.62m x 2.12m	Electric Shower, fully tiled, WHB & WC
<b>Greenhouse:</b>	3.88m x 2.99m	Irrigation and heating systems in place
<b>Garage:</b>	4.31m x 3.63m	Concrete floor, Belfast sink, steel door





## SERVICES

- Mains Water
- Septic Tank
- Phonewatch Alarm
- Broadband

## INCLUDED IN SALE

- Quality Carpets
- Curtains
- Light Fittings
- Blinds
- Dishwasher
- Cooker
- Washing Machine
- Dryer
- Fridge
- Green House

## ADDITIONAL INFORMATION/FEATURES

- BER: D1 No. 113504088
- Entrance Gates
- Tarmacadam driveway
- Attic Space: mostly floored with sockets & Stira Stairs
- Mature gardens
- Close to 65 Bus Route
- Scenic Views



**PRICE REGION AMV: €435,000**

**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.