



**NUGENT**  
AUCTIONEERS



# 20 CARRIG GLEN BLESSINGTON CO. WICKLOW W91 R2K4



Mid  
Terrace



3



1



c. 80 Sq. M  
c. 861 Sq. Ft



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## DESCRIPTION

**Nugent Auctioneers (045 865555, [www.nugents.ie](http://www.nugents.ie))** are delighted to present this beautifully upgraded 3-bedroom mid-terraced home located in the mature Carrig Glen estate. This property is ideally situated within walking distance of Blessington Village, providing buyers with convenient access to an excellent selection of local amenities.

The home boasts bright and well-designed accommodation, featuring recent renovations that include electrical rewiring, new flooring, and a modern kitchen. No. 20 also benefits from two front driveway parking spaces and rear garden access via an alleyway, enhancing its appeal.

Blessington's prime location offers easy commuting to Naas, Citywest, Tallaght, and the wider Dublin area, making it an ideal choice for those seeking a balance between urban convenience and a peaceful residential setting. Blessington is serviced by Dublin Bus Route 65, providing direct access to Dublin City Centre.

## LOCATION

From Dublin take the N81 Through Blessington Village, take a left onto Troopersfield followed by a left onto Mountain View, continue straight till the Carrig Glen Estate is on the right-hand side

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	3.55m x 1.81m	
<b>Sitting Room</b>	3.52m x 3.30m	Wooden floor
<b>Kitchen</b>	5.20m x 3.95m	Door to back garden, new fully fitted kitchen, downlighters
<b>Bed 1</b>	4.23m x 3.22m	Carpet, Sliding Wardobe with Mirror
<b>Bed 2</b>	3.25m x 3.20m	Carpet, Wardrobes
<b>Bed 3</b>	2.94m x 2.32m	Carpet
<b>Bathroom</b>	1.84m x 1.82m	Bath with Electric shower over, WHB, WC





## SERVICES

- Mains Water
- Electric Heating
- Mains Sewage

## INCLUDED IN SALE

- Carpets
- Curtains
- Oven/Hob
- Fridge Freezer
- Washing Machine
- Dryer
- Light Fittings

## ADDITIONAL INFORMATION/FEATURES

- c. 80 Sq. M /c. 861 Sq. Ft
- Built in 1977
- Convenient Town Centre Location
- 350m From N81 Road/Main Street
- Rear Access to Garden
- Garden Fuel Shed
- Off Street Parking
- Fully Renovated
- Modern Kitchen
- Internal Walls Recently Insulated
- Floored Attic
- Wired for EV Charge Point

**PRICE REGION AMV: €318,000**

**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.