



11 THE DALE DOWNSHIRE PARK BLESSINGTON CO. WICKLOW W91 R727



Semi -
Detached



4



3



c. 133 Sq. M
c. 1,431 Sq. Ft



BER B3



Property Services
Regulatory Authority
Licence No.: 001503



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are pleased to present 11 The Dale, a superb four-bedroom family home boasting numerous appealing features, including its private end-of-cul-de-sac location overlooking a green area, a generous front driveway, and a spacious rear garden.

Adding to the property's appeal, a large one-bedroom annex measuring approximately 37 sq. m at the rear provides extra accommodation on top of the already sizable living space of over 1,400 sq. ft. The home has been well maintained by its current owners and offers an ideal opportunity for growing families to acquire a substantial residence on a prime end site.

This property is within close proximity to Blessington's excellent amenities, including schools, supermarkets, sports facilities, pubs, restaurants, and more. Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

LOCATION

From Dublin on N81, turn right at Maxol Service Station onto The Blessington ring road, continue past second roundabout and then turn left into Downshire Park estate. Continue straight for 150m on to The Dale, the property is the last home located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	5.22m x 1.78m	Wooden floor, Guest WC Off
Guest WC	1.87m x 1.47m	WC & WHB
Kitchen / Living Room	6.00m x 4.36m	L Shaped, Sliding Door to Rear, Utility Off
Utility Room	2.70m x 1.58m	Sink, Storage Cabinets, Plumbed, Door to Side Garden
Sitting Room	6.01m x 4.27m	Wooden Floor, Fireplace
Landing	2.46m x 2.01m	Carpet, Large Feature Window
Bedroom 1	4.22m x 3.11m	Wooden floor, Balcony, Built in Wardrobes, Ensuite Off
Ensuite	2.09m x 1.39m	Shower cubicle, WC & WHB
Bedroom 2	3.83m x 3.13m	Wooden floor
Bedroom 3	2.85m x 2.77m	Wooden floor
Bedroom 4	3.20m x 2.38m	Wooden floor
Bathroom	3.11m x 1.69m	Bath with Electric Shower, WC & WHB
Shed	3.94m x 3.35m	
<u>Annex</u>		
Living Room / Kitchen	5.36m x 3.96m	
Bedroom	3.89m x 2.84m	
Ensuite	2.64m x 1.01m	





SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- Blinds
- Light Fittings
- Oven/Hob
- Dishwasher

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 133 mtr sq. | c. 1,431 sq. ft
- End of Cul de Sac
- Overlooking Green Area
- Ample Off Street Parking
- Side Entrance
- Generous Garden
- Spacious Accommodation
- Built in 2005
- Shed
- Large 37 Sq. M Annex
- 1km from N81/Main Street
- 500m Walk from Blessington Town Centre Development

PRICE REGION AMV: €479,000

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.