



**NUGENT**  
AUCTIONEERS



**38 WESTPARK  
BLESSINGTON  
CO. WICKLOW  
W91 C7D3**



Semi -  
Detached  
Bungalow



3



1



c. 62 Sq. M  
c. 667 Sq. Ft



**BER D2**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** now bring Number 38 Westpark to the market, an ideal three-bedroom bungalow nestled in a cul-de-sac within the mature and established Westpark Development. This property presents a fantastic opportunity for first-time buyers seeking to step onto the property ladder or for those looking to downsize into a more manageable home.

Key features include a rear kitchen extension, offering additional living space, as well as off-street parking and a side entrance for added convenience. While the property requires some upgrading and modernisation, it offers opportunity for the new owner to put their own stamp on this charming bungalow.

Located just off the Naas Road / R410 a short stroll away from the Blessington Town Centre Development along with all other necessary amenities such as churches, pubs, restaurants, shops, schools, leisure and other recreational facilities. 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 Main Street Blessington head southwest on N81/Main Street, turn right onto Naas Road/R410. Continue straight for 350m before turning left onto Westpark, in 100m turn right and continue straight the property will be located on the left hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	5.44m x 0.94m	
<b>Kitchen/Dining</b>	6.59m x 3.37m	Tiled floors, fitted units, door to back
<b>Sitting Room</b>	4.41m x 3.52m	Fireplace
<b>Bedroom 1</b>	2.42m x 2.16m	Carpet
<b>Bedroom 2</b>	2.37m x 2.34m	Carpet
<b>Bedroom 3</b>	2.50m x 2.23m	Wooden floor
<b>Bathroom</b>	2.20m x 1.69m	Tiled, Bath with shower, WC & WHB





## SERVICES

- Mains Water
- O.F.C.H.
- Electricity

## ADDITIONAL INFORMATION/FEATURES

- BER: D2
- c. 62 mtr sq. | c. 667 sq. ft
- Built in c. 1985
- Off Street Parking
- Side Entrance
- South Easterly Facing
- Block Shed
- 500m from N81/Main Street
- 8km from Ballymore Eustace
- 12km from Naas

**PRICE REGION AMV: €282,000**

**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.