

**NEWLINE COTTAGE
BALLYKNOCKAN
CO. WICKLOW
W91 X2H3**



Cottage



3



2



106 sq. m
1,140 sq. ft



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly present 'Newline Cottage' a unique opportunity to acquire a property in one of the regions most spectacular locations, boasting views of the Blessington Lakes and surrounding Wicklow Mountains. The property is located on its own elevated site of c.0.6 acres. The home also has the added benefit of a self-contained Annex with a multitude of potential uses.

Located just 600m from Ballyknockan Village. The well sought after areas of Valleymount and Lacken are both located nearby with schools, shops and churches and the town of Blessington is in close proximity (11km), offering both primary and secondary schools, pubs, restaurants, shops, as well as the Town Centre development and all other necessary amenities. Newline Cottage is situated only 250m from the 7270-bus stop which has a daily Dublin Bus Route 65 service to Dublin City Centre.

LOCATION

From Main Street Blessington head northeast on Main St/N81 toward Kilbride Rd after 900m
Turn right onto Kilbride Rd followed by right at the end of the bridge onto Lake Drive after 1.5km
Turn right to stay on Lake Dr continue for 8.3 km Destination will be on the left-hand side of the road

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Porch	2.20m x 1.65m	
Kitchen	2.90m x 1.88m	Plumbed for washing machine
Dining Room	4.52m x 3.30m	Tiled floor, Blacksmith stove
Sitting Room	4.55m x 3.04m	Wooden floor, granite mantel & stove
Bedroom 1	5.70m x 2.79m	Carpet, free standing wardrobe
Bedroom 2	2.60m x 1.94m	High ceiling
Bathroom	2.70m x 2.60m	Triton shower, towel radiator & WC
Sunroom	3.11m x 2.92m	Off kitchen. door to side
Bedroom 3	4.88m x 2.69m	Off Utility Room
Ensuite	2.69m x 1.30m	Tiled floor, electric shower, WHB & WC
Utility Room	2.67m x 1.40m	Cooker, sink, cabinets
Attic	2.80m x 2.38m	Stira stairs







SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- Light Fittings

ADDITIONAL INFORMATION/FEATURES

- BER: G
- c. 106 mtr sq. | c. 1140 sq. ft
- Built in 1920's
- c. 0.6-acre site
- Close proximity to the Blessington Lakes
- Outbuildings
- 600m to Ballyknockan Village
- Serviced by 65 Dublin Bus Route

PRICE REGION AMV: €399,000

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.