

NEWLINE COTTAGE BALLYKNOCKAN CO. WICKLOW W91 X2H3



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

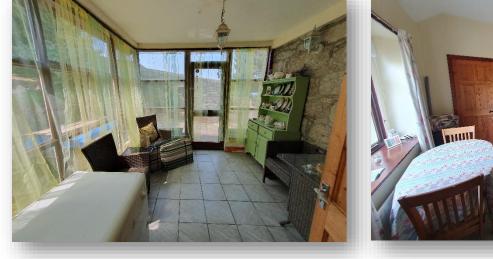
Porch	2.20m x 1.65m
Kitchen	2.90m x 1.88m
Dining Room	4.52m x 3.30m
Sitting Room	4.55m x 3.04m
Bedroom 1	5.70m x 2.79m
Bedroom 2	2.60m x 1.94m
Bathroom	2.70m x 2.60m
Sunroom	3.11m x 2.92m
Bedroom 3	4.88m x 2.69m
Ensuite	2.69m x 1.30m
Utility Room	2.67m x 1.40m
Attic	2.80m x 2.38m

Plumbed for washing machine	
Tiled floor, Blacksmith stove	
Wooden floor, granite mantel & stove	
Carpet, free standing wardrobe	
High ceiling	
Triton shower, towel radiator & WC	
Off kitchen. door to side	
Off Utility Room	
Tiled floor, electric shower, WHB & WC	
Cooker, sink, cabinets	
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.