



NUGENT
AUCTIONEERS



**14 DEERPARK WALK
BLESSINGTON
CO. WICKLOW
W91 HX04**



Semi
Detached



3



3



c. 104 Sq. M
c. 1,119 Sq. Ft



BER C3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie proudly present number 14 Deerpark Walk to the market, this is a turn key three bedroom property located along a cul de sac in the Deerpark Estate. This is an ideal starter home which benefits from a sunny south westerly rear garden and has been recently upgraded with new carpets and kitchen units.

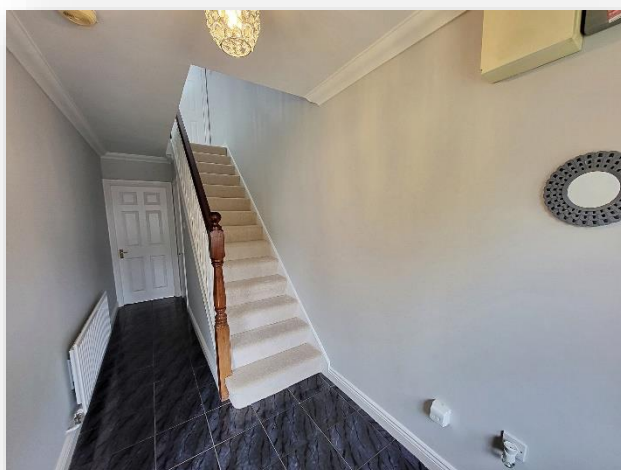
Deerpark is located just off the Naas Road / R410 the Blessington Town Centre Development is within walking distance along with all other necessary amenities such as churches, pubs, restaurants, shops, schools, leisure and other recreational facilities. Within easy commuting distance of Dublin, Naas, 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 the N81 / Main Street, turn right onto the R410 / Naas Road for 650m, at the roundabout take the 2nd exit, in 150m turn left onto Deerpark Road followed by right in 110m onto Deerpark Walk, stay right on Deerpark Walk the property is located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

| | | |
|--------------|---------------|--|
| Hallway | 5.60m x 1.80m | Tiled floor, Guest WC off |
| Kitchen | 5.12m x 2.63m | Tiled floor, Dining Room off |
| Dining Room | 3.86m x 2.75m | Wooden floor, sliding doors to rear garden |
| Sitting Room | 4.89m x 3.57m | Wooden floor, fireplace |
| Guest WC | 1.66m x 0.75m | WC & WHB |
| Landing | 3.39m x 2.18m | Carpet |
| Bedroom 1 | 4.98m x 3.04m | Carpet, fitted wardrobes, ensuite off |
| Ensuite | 3.34m x 1.53m | Shower cubicle, WC & WHB |
| Bedroom 2 | 3.46m x 3.25m | Carpet, fitted wardrobes |
| Bedroom 3 | 2.90m x 2.17m | Carpet |
| Bathroom | 2.35m x 2.16m | Tiled, Bath, WC & WHB |





SERVICES

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

INCLUDED IN SALE

- Carpets
- Cooker/Hob
- Washing Machine
- Light Fittings
- Garden Shed

ADDITIONAL INFORMATION/FEATURES

- BER: C3
- c. 104 mtr sq. | c. 1,119 sq. ft
- Built in 1999
- South westerly facing aspect
- Turn Key Condition
- Side Entrance
- Off Street Parking
- Barna Shed
- 1km from Main Street Blessington/N81
- 9km from Ballymore Eustace
- 11km from Naas

PRICE REGION AMV: €368,000

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.