



THORNFIELD CARRIG BLESSINGTON CO. WICKLOW W91 V9P0



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present 'Thornfield' to the market, a superior detached residence set on 1.5 acres / 0.6 hectares. Fronting the scenic Lake Drive road and nearby Blessington Lakes. This property offers both privacy and accessibility. Positioned well back from the roadway, 'Thornfield' is accessed via electric gates that lead onto an elevated tarmacadam driveway. To the rear the home enjoys an idyllic treelined garden offering the utmost privacy. Additionally there is a remaining 0.3 acres of the site located beyond the tree line for the prospective buyer to utilize.

Internally the home offers an abundance of accommodation spanning over 233 sq. m / 2,507 sq.ft. Upon entry, you're greeted by a grand entrance hallway that leads to the sitting room, a cozy lounge, and a spacious kitchen/dining area. Down the corridor, you will find three generously proportioned double bedrooms, one en suite, a family bathroom, and utility room.

Upstairs accommodation is accessed via the spiral stair case and comprises of two large double bedrooms, both with en suite bathrooms and an additional room ideal for an office or study. The first floor enjoys uninterrupted views of the nearby lakes. This is the ideal family home with potential. The property boasts a self contained annex area with its own living area, fully equipped kitchen, a bedroom, and a bathroom, with complete independence from the main house.

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. Blessington Town Centre is in close proximity (3.5km), offering both primary and secondary schools, pubs, restaurants, shops and sporting amenities. Thornfield offers the best of both worlds or those seeking rural serenity with urban facilities a stones throw away.

LOCATION

From Main Street head northeast, continue on Kilbride Road for 1km, turn right onto Blessington Bridge followed by right onto Lake Drive Road, continue for 1.5km then keep right to stay on Lake Drive Road for a further 800m. Turn left onto Carrig Lane the property is the first home on the right hand side.



Detached
Home



5



4



c. 233 sq. m
c. 2,507 sq. ft



BER **C1**

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS



Reception Hall

3.81m x 1.80m

Sitting Room

4.85m x 4.82m

Lounge

4.29m x 3.39m



Tiled flooring, double doors

Carpet, ceiling coving, fireplace

Carpet, fireplace, TV unit, downlighters





Kitchen / Dining

Bathroom

Corridor

7.06m x 3.40m

3.32m x 2.88m

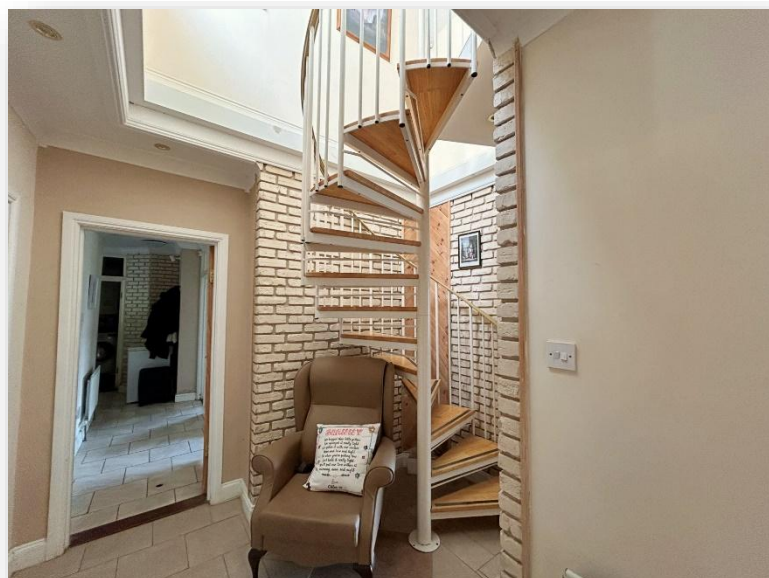
8.33m x 1.25m



Fully fitted units,

Ensuite off, quality carpet & blinds

Jacuzzi Bath, shower cubicle, WC & WHB





Bedroom 1

4.11m x 2.98m

Ensuite 1

2.78m x 1.46m

Bedroom 2

3.75m x 2.68m

Bedroom 3

2.96m x 2.57m



Carpets, Ensuite off

Shower cubicle, WC & WHB

Carpets, Fitted Wardrobes

Carpets, Fitted Wardrobes





Master Bedroom

Ensuite 2

Bedroom 5

Ensuite 3

5.72m x 2.40m

2.78m x 1.06m

4.25m x 4.23m

1.85m x 1.78m



Carpet, Ensuite off, velux windows

Shower cubicle, WC & WHB

Carpet, Ensuite off, velux window

WC & WHB





Annex Bedroom

2.95m x 2.86m

Sitting Room

3.10m x 2.86m

Kitchen

3.21m x 3.90m

Bathroom

1.53m x 1.44m



Carpet

Wooden floor, open plan

Tiled, open plan, fully fitted units

Tiled floor, shower cubicle, WC & WHB



Utility Room	1.67m x 1.48m	Plumbed for appliances
Upstairs Office	2.45m x 1.85m	Carpet
Steel Shed	4.07m x 3.63m	



SERVICES

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

INCLUDED IN SALE

- Carpets • Curtains • Light fittings • Blinds • Steel Shed • Wooden Shed

ADDITIONAL INFORMATION/FEATURES

- BER: C1 • c. 233 sq. m | c. 2,507 sq. ft • Built in c. 1983 • Site size c. 1.50 acres • Private Tree Lined Gardens
- Electric Entrance Gate • Fibre Broadband • Teak Double Glazed Windows • Tarmacadam Driveway
- Steel Shed • Multiple Ring Security Cameras • 3.8km from Blessington / N81 • 15km from Naas

PRICE REGION AMV: €695,000

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.