



HAWTHORN COTTAGE BALLYKNOCKAN CO. WICKLOW W91 V12H



Cottage



3



2



c. 115 Sq. M
c. 1,241 Sq. Ft



BER C2



www.nugents.ie



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present this traditional style cottage which is perched overlooking the granite village of Ballyknockan and the nearby Blessington Lakes. The home has been lovingly upgraded and maintained throughout. The property boasts secluded gardens (c. 0.75 acres) with an array of plants and shrubbery as well as stunning panoramic lake views.

The charming village of Ballyknockan is one of the most spectacular locations in the area. Ballyknockan is serviced daily by the 65 Dublin Bus Route. With Both Valleymount and Lacken village nearby with schools, and the town of Blessington (12km) within easy commute offering all necessary amenities, shops, restaurants, pubs, primary and secondary schools.

LOCATION

From Main Street Blessington turn right onto the Kilbride Road, then turn right onto the bridge followed by a right onto Lake Drive Road. Continue on the Lake Drive Road for 10.5km before turning left followed by a right turn in 170m. The property is located on the right hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

| | | |
|----------------------------|---------------|---------------------------|
| Hallway | 3.88m x 2.00m | |
| Corridor | 4.74m x 0.87m | Stairs |
| Kitchen/Living Room | 5.40m x 4.95m | Tiled floor, open fire |
| Sitting Room | 4.95m x 3.95m | Lake views, stove |
| Bathroom | 2.23m x 1.00m | Electric shower, WC & WHB |
| Utility Room | 3.50m x 1.00m | |
| Upstairs | | |
| Bedroom 1 | 4.03m x 3.06m | Wooden floor |
| Bedroom 2 | 4.02m x 2.61m | Wooden floor |
| Bedroom 3 | 3.73m x 2.70m | Wooden floor |
| Bathroom | 2.31m x 2.12m | Bath, WC & WHB |







SERVICES

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

INCLUDED IN SALE

- Carpets
- Cooker/ Oven
- Blinds
- Light Fittings
- Garden Table & Chairs

ADDITIONAL INFORMATION/FEATURES

- BER: C2
- c. 115 mtr sq. | c. 1,241 sq. ft
- c. 0.75 acres
- Built in c. 1999
- Lake Views
- Scenic Location
- 12km from Blessington
- 12.5 km from Ballymore Eustace

PRICE REGION AMV: €495,000

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.