

NUGENT
AUCTIONEERS



**WOODFIELD
BALTINGLASS
CO. WICKLOW
W91 C6DR**



Detached
Home



6



4



c. 267 Sq. M
c. 2,873 Sq. Ft



BER C1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present this superior dormer residence to the market. Woodfield stands on a 0.3-acre site with a secluded gardener's paradise to the rear. The landscaped garden features a pond and various fruit trees. This impressive home has been lovingly maintained by its current owners. This is an ideal family residence which comes with ample space for both living and entertainment with its open plan kitchen, sitting and dining area, the home also boasts six generously sized bedrooms. The home has been renovated tastefully to the highest specification, such as the addition of a feature sky light window in the kitchen and quality fittings throughout the property.

The home is located along the Castledermot Road on the outskirts of Baltinglass Town, only 1.5km from the Main Street. The home is ideally located for commuting, just 350m from N81 Road. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more. This area offers a host of outdoor recreational activities with many nearby hiking areas, The Lords Wood, River Slaney and Baltinglass Golf Club.

LOCATION

From Main Street (R747) Baltinglass head west towards N81, turn left onto the N81 and continue straight for 1.0km followed by a right turn onto the Castledermot Rd continue for 350m, the property will be located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Downstairs

Hallway	4.50m x 2.90m	Tiled floor
Sitting Room	5.55m x 4.45m	Wooden floor, feature brick fireplace with stove shutters, ceiling rose and coving
Bathroom	3.55m x 2.04m	Plantation shutters , Bath, shower cubicle, WC & WHB
Bedroom 1 / Office	3.58m x 3.27m	Wooden floor, Ralph Lauren wallpaper
Bedroom 2	3.56m x 3.37m	Wooden floor, French doors to garden, ceiling rose and coving
Guest Bedroom 3	3.86m x 3.25m	Wooden floor with ensuite, ceiling rose and coving
Ensuite	2.14m x 1.05m	Shower cubicle, WC & WHB
Sunroom	5.80m x 4.02m	French doors, tiled floor, beam ceiling
Kitchen	9.45m x 4.36m	Calcatta gold Quartz Island, boiler stove, French marble fireplace, Quooker tap, plantation shutters, ceiling rose and coving
Extension	4.62m x 1.22m	Velux roof light
Utility Room	1.86m x 1.40m	Plumbed for washing machine

Upstairs

Master Bedroom 4	6.41m x 4.42m	Carpet, velux windows
Ensuite	2.33m x 2.22m	Corner bath, WC & WHB
Landing	4.05m x 2.50m	Carpet
Bedroom 5	6.41m x 3.18m	Carpet, velux windows
Bedroom 6	3.60m x 3.02m	Carpet, double aspect velux and sky window
Bathroom	2.70m x 2.23m	Corner bath, velux window, power shower





SERVICES

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

INCLUDED IN SALE

- Carpets
- Shutters
- Range Cooker
- Fridge
- Dishwasher
- Quooker Tap

ADDITIONAL INFORMATION/FEATURES

- BER: C1
- c. 267 mtr sq. | c. 2,873 sq. ft
- Built in c. 2000
- Wired breeze blocked garage with loft space
- Iron Gates
- Tarmacadam driveway
- Quooker Boiling Water Tap
- Wood Burning Stove
- Private Landscaped Garden
- Ample Parking
- 20km to Carlow Town
- Fiber Broadband
- Zoned Heating
- Censor Outdoor Lighting

PRICE REGION AMV: €499,000

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.