



NUGENT
AUCTIONEERS



**5 DEERPARK WALK
BLESSINGTON
CO. WICKLOW
W91 H422**



Semi-
Detached



3



3



121 Sq. M
1,302 Sq. Ft



BER B3



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present number 5 Deerpark Walk to the market, an exceptional turnkey three bed semi-detached property. This is an ideal family residence which comes with ample space for both living and entertainment with it's modern open plan kitchen and dining area. This home has been thoughtfully decorated and upgraded throughout, featuring an additional light filled attic room upstairs. The rear garden is complimented with an array of flower beds, patio area and wired shed.

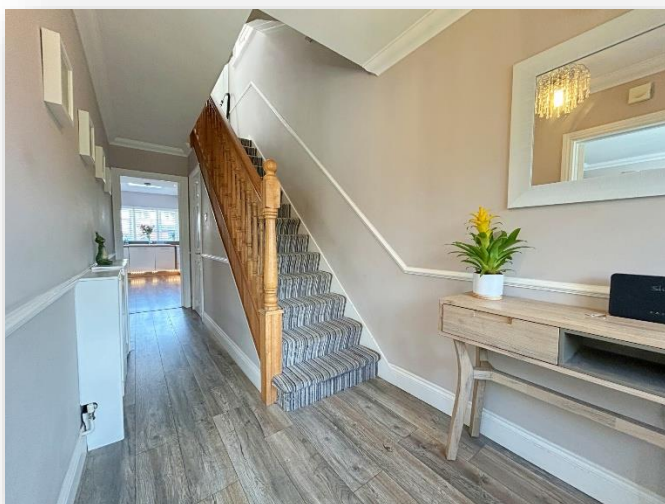
The Deerpark Estate is located off the Naas Road / R410 with the Blessington Town Centre Development in close proximity along with all other necessary amenities such as churches, pubs, restaurants, shops, schools, leisure and other recreational facilities. Within easy commuting distance of Dublin, Naas, Citywest, Red Line Luas and other surrounding areas. Blessington is regularly 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, the property is located on the right-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	5.48m x 0.94m	Wooden floor, Guest WC off
Kitchen	5.01m x 2.57m	Fitted units with ample storage, downlighters & breakfast bar
Dining Room	3.90m x 2.60m	Wooden floor, door to rear garden, feature radiator
Sitting Room	4.92m x 3.54m	Wooden floor, fireplace, double doors to dining area
Guest WC	1.69m x 0.74m	WC & WHB
Bedroom 1	5.10m x 3.02m	Wooden Floor, fitted wardrobes, ensuite off
Ensuite	3.21m x 0.78m	Fully tiled, shower cubicle, WC & WHB
Bedroom 2	3.47m x 3.24m	Wooden floor
Bedroom 3	2.89m x 2.16m	Wooden floor
Attic Room	4.73m x 3.86m	Wooden floor, velux windows, downlighters
Bathroom	2.33m x 2.13m	Fully tiled, Bath, WC & WHB







SERVICES

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

INCLUDED IN SALE

- Curtains
- Blinds
- Fridge Freezer
- Microwave
- Light Fittings
- Flooring
- Shed
- Keter Garden Storage Units

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 121 mtr sq. | c. 1,302 sq. ft
- Built in 1999
- Off Street Parking
- Side Entrance
- Large Attic Room
- Modern Fitted Kitchen
- Generous Rear Garden
- Wired Shed
- 1km from Main Street Blessington/N81
- 9km from Ballymore Eustace
- 11km from Naas

PRICE REGION AMV: €420,000

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.