



**O'Neill &
Flanagan Ltd.**

AUCTIONEER, ESTATE AGENT, VALUER

ALL CORRESPONDENCE TO:

Market Square House,
Aughrim,
Co. Wicklow.

TEL: 0402 36783

EMAIL: info@oneillflanagan.com

WEB: www.oneillflanagan.com

**Lugnagroagh, Blessington,
Co. Wicklow (0.75acres)**

For Sale by Private Treaty



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The subject property comprises of circa 0.75acre as shown in maps above and photos below. This land has some road frontage and is currently in forestry. Particularly suit locals to the area

Guide Price: €50,000 as is or €100,000 subject to planning permission



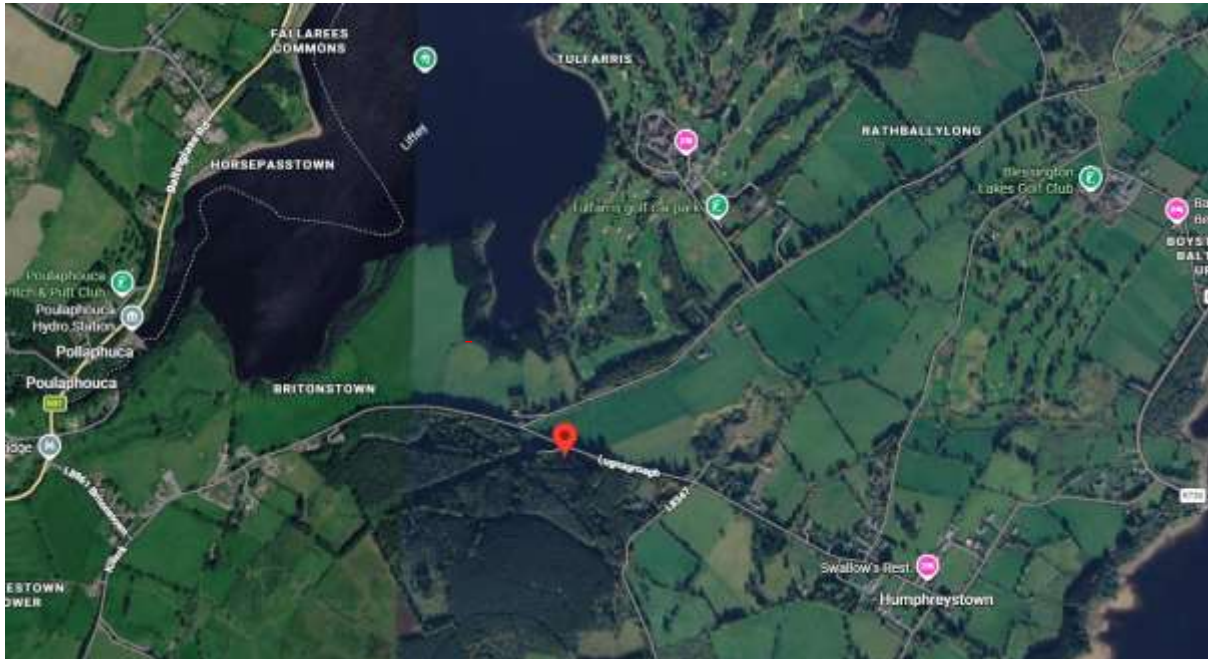
BRANCH OFFICE: Fitzwilliam Square, Main Street, Wicklow, Co. Wicklow. **Tel:** 0404 66410 **PSRA No.:** 001326

O'Neill & Flanagan Limited for themselves and for the vendor or lessors of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, part of, an offer or contract. (ii) 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 purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of O'Neill & Flanagan Limited has any authority to make or give representation or warranty whatever in relation to this property. (iv) Prices quoted are exclusive of VAT, (unless otherwise states) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any VAT arising on the transaction.

Location

Land is located in the townland of Lugnagroagh just north-west of Blessington, overlooking the scenic Blessington Lakes

The road itself is generally considered a quiet residential/rural road with a mix of detached homes, , farmland, and countryside views. It gives quick access to town services while still feeling semi-rural.



Please note outline above is for identification purposes only

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Closest amenities (mainly in Blessington, approx. 5–10 minutes by car)

Supermarkets and Shops

- Kenny's SuperValu Blessington – full supermarket.
- Dunnes Stores – groceries and household goods.
- Centra Blessington – convenience store.

Pharmacies and Healthcare

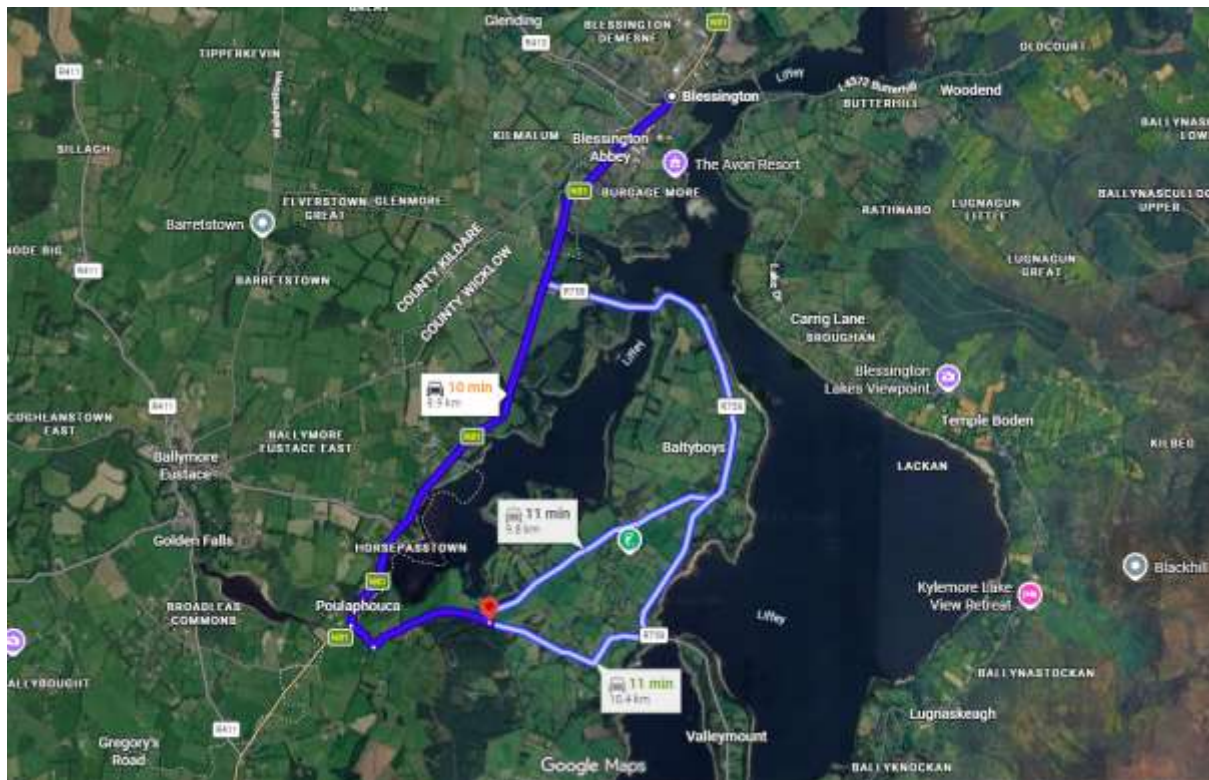
- McGreals Blessington Pharmacy.
- McGreals Pharmacy, Primary Care Centre, Blessington.
- Pharmacy 1st.

Schools

- St Mary's Junior National School.
- St Mary's Senior National School.
- Blessington Educate Together National School.
- Blessington Community College.

Connectivity

- **Blessington town centre:** approximately 5–7 km away.
- **Naas:** around 15 km (15–20 minutes).
- **Citywest/Dublin outskirts:** about 25 km.
- **Dublin city centre:** approximately 35–40 km, with bus services from Blessington and access via the N81.



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Services: No services



Road Frontage



Lands



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