

Main Street, Blessington, Co. Wicklow. Tel: 045-865555

www.nugents.ie

email: property@nugents.ie

For sale by Private Treaty

‘Tigh Lissadell’, Main Street, Donard, Co. Wicklow, W91 CY22



SUPERB 4 BED DETACHED FAMILY HOME LOCATED IN THE HEART OF THE TRANQUIL VILLAGE OF DONARD

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.

Description

Nugent Auctioneers, 045 865 555 (www.nugents.ie), takes great pleasure in bringing 'Tigh Lissadell', Main Street, Donard to the market. In turn-key condition, this private family home benefits from c. 224.45 sq. mtrs of living space on a mature site in Donard village. Offering privacy for any potential buyer, 'Lissadell' is approached by granite piers and electric gates, offers ample parking and an abundance of picturesque landscapes. This home provides real country living while also being on Dublin's doorstep. Conveniently located in the centre of Donard village with amenities such as shop, school and church and extremely easy commuting distance of Dublin City.

Accommodation Summary

Entrance Hall:	6.20m x 3.37m	Cornice, coving and wooden floor
Guest w.c:	2.04m x 0.87m	Tiled floor, w.c and w.h.b
Utility Room:	2.05m x 1.69m	Tiled floor, fitted units, plumbed for washing machine & dryer. Guest w.c off
Kitchen:	4.65m x 4.07m	Tiled floor, spot lights, fully fitted kitchen, units with tiled surround, gas hob, coving and utility room off
Dining Area:	3.94m x 3.91m	Wooden floor
Sitting Room:	9.30m x 4.84m	Wooden floor, feature fire place and double doors to side garden
Living Room:	4.14m x 3.76m	Wooden floor and French doors to the Dining Room
Master Bedroom:	5.25m x 3.69m	Bay window and walk-in wardrobe
Ensuite:	2.05m x 2.00m	Electric shower, w.c & w.h.b
Bedroom 2:	4.05m x 3.09m	Wall to wall sliderobes
Ensuite:	2.98m x 1.19m	Tiled floor, double shower unit, w.c and w.h.b
Bedroom 3:	3.95m x 3.46m	Built in Wardrobes
Bedroom 4:	3.81m x 3.62m	Wooden floor
Bathroom:	3.58m x 2.58m	Tiled floor, corner Jacuzzi bath, double shower cubicle, w.c and w.h.b

Note: Floor areas are approximate

Services

- Mains Sewage
- Mains Water
- O.F.C.H
- Telephone
- Electricity

Additional Information

- Built in 2006
- C1 BER (no. 102285095)
- 2415 Sq. Ft| 224.45 Sq. Mtrs
- Attic Space
- Electric Gates
- Solar Panels
- C. 0.11 Hectare (c. 0.27 Acre site)
- c. 2.8km off N81

Included in sale

- Carpet (on stairs)
- Curtains
- Light Fittings
- Hob
- Oven
- Fan
- Two Barna Sheds

Directions

From Dublin

Take the N81 through Blessington and travel south for a further 16kms, turn left at the 'Olde Toll House' pub. Donard village is approximately 2.8kms up this road. Once you reach the village turn right down Main Street, Donard and the property is located on the right. You will notice large granite gate surrounds.

Price

Price Region AMV: €345,000

Viewing - Strictly by appointment with sole selling agents