



28 BLESSINGTON ORCHARD, BLESSINGTON, CO. WICKLOW W91 YK25



Terraced
House



3 Bed



2



c.90 mtr sq. |
c. 968.75 sq ft



BER C1



Regulatory Authority Licence No.: 001503



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DESCRIPTION

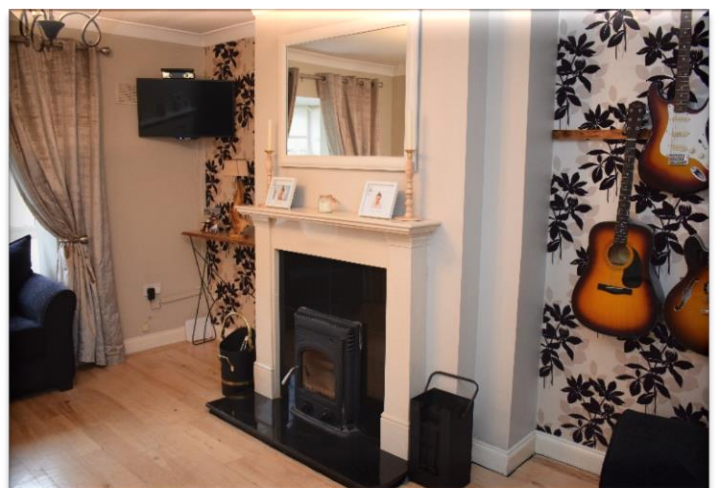
Nugent Auctioneers, 045 865 555 (www.nugents.ie) are delighted to launch for immediate inspection this most appealing and lovingly maintained home. Presented in pristine condition, No. 28 is an extended mid terrace three bedroomed property. A striking feature is the wonderful light filled kitchen/ dining room with quality tiling an abundance of fitted units and patio door to the sunny garden. Outside, the back garden is laid out simply with a patio and pebbled area, perfect for entertaining or family BBQ's. The workshop/shed is perhaps every man's dream, with electricity and ample space, ideal for unwinding after a hard day's work.

LOCATION

From Dublin drive through Blessington in the direction of Baltinglass. Take a right turn on to the Naas Road (R410) then take the next left onto the Old Ballymore Road. Continue for 0.4km and then take a left turn into Blessington Orchard (at the turn you will see a sign reading "Blessington Orchard 19-64). After entering the estate, take the right turn and 28 Blessington Orchard is located on your right.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway:	4.63m x 1.83m	Tiled into Kitchen, under-stair storage
Kitchen:	5.19m x 4.6m	Fully fitted kitchen, fully tiled
Sitting Room:	5.44m x 3.27m	Stove and polished wooden floor
Bedroom 1:	3.46m x 3.31m	Wooden floor, TV Point
Bedroom 2:	3.00m x 2.45m	Wooden floor, built in wardrobes
Bedroom 3:	2.44m x 2.08m	Wooden floor, built in wardrobes
Bathroom:	2.10m x 1.69m	Electric shower over bath, w.c & w.h.b, fully tiled
Ensuite	1.80m x 1.36m	Shower, fully tiled
Guest WC	1.55m x 0.77m	Tiled floor





SERVICES

- Mains Water
- Mains Sewage
- G.F.C.H.
- Electricity
- Broadband

INCLUDED IN SALE

- Microwave
- Washing machine
- Blinds
- Dishwasher hob
- Fridge-Freezer
- Oven and Fan
- Carpets
- Light Fittings

ADDITIONAL INFORMATION/FEATURES

- BER:C1 (No. 112929583)
- c. 90 mtr sq | c. 968.75 sq. ft
- Built in 2002
- Parking
- Double glazed PVC Windows
- Alarm
- Stove
- Hive Active Heating Thermostat System



PRICE REGION AMV: €275,000

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.