



**11 THE GREEN,
BLESSINGTON ABBEY,
BLESSINGTON,
CO. WICKLOW W91 PX07**



Semi -Detached
House



4 Bed



2



c. 132 mtr sq. |
c. 1420 sq ft



BER C2



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie, are delighted to offer this exceptional home which uniquely possesses a driveway to accommodate parking for perhaps six cars and the possibility to extend to include a garage or a two story extension, subject to necessary planning approval. The open plan kitchen / living area is complete with new fitted kitchen, utility room and additional sunroom/ study space. Built in 2001 and extended in 2007 this impressive home over looks a green area to the front.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin drive through Blessington village to the 1st roundabout, take the 3rd exit, continue to the 2nd roundabout, take the first exit, Blessington Abbey is on the left.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hall:	5.44m x 1.95m	Guest WC under-stairs
Kitchen:	2.95m x 3.20m	Open plan kitchen/dining area, wooden floors
Diving Area:	6.14m x 4.09m	L shaped room incorporating kitchen
Sitting Room:	5.44m x 3.96m	Feature fireplace, double doors to living area
Bedroom 1:	3.57m x 4.25m	Bay window, wooden floors & ensuite
Ensuite:	2.00m x 1.51m	Shower cubicle, Tiled floors
Bedroom 2:	3.44m x 2.67m	Wooden floors and built in wardrobes
Bedroom 3:	2.48m x 2.90m	Double room with views of garden
Bathroom:	1.9m x 1.85m	Bath, fully tiled
Guest WC:	1.58m x 0.77m	Fully tiled
Bedroom 4:	3.17m x 1.43m	Built in wardrobes & wooden floors
Utility room:	1.95m x 1.35m	Tiled Floors
Sunroom /study area:	2.32m x 2.44m	Patio Doors with view of garden



SERVICES

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

INCLUDED IN SALE

- Carpets
- Light fittings
- Blinds
- Dishwasher
- Cooker
- CCTV
- Shed

ADDITIONAL INFORMATION/FEATURES

- BER: C2
- c.132 mtr sq | c. 1420 sq. ft
- Built in 2001
- Parking
- Double glazed Windows
- Broadband line



PRICE REGION AMV: €348,000

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.