




**6 WOODLEIGH WAY,
BLESSINGTON, CO. WICKLOW,
W9 NP62**




c. 1,103.52 Sq. Ft |
c. 102.52 Sq. Mtrs



BER C3

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DESCRIPTION

Nugent Auctioneers, 045 865 555 (www.nugents.ie), present 6 Woodleigh Way, an appealing duplex close to all amenities which Blessington offers. Water sports, hill walking, the famous Blessington Lakes and an excellent selection of golf courses and fitness gyms are just some of the reasons to make No. 6 Woodleigh Way the desired location for your new home. Well maintained throughout this property offers an ideal investment opportunity or a home for a first-time buyer - viewing is highly recommended. An excellent selection of schools, shops and social facilities in addition to the 65 Bus service to Dublin City Centre, all benefits of life in this sought-after West Wicklow location.

LOCATION

From Dublin on entering Blessington Village the Maxol Filling Station will be on your left, take the right onto Oakdrive Rd. After 0.1km turn right into the Woodleigh Estate. Follow the road for 0.2km before turning left on to Woodleigh Avenue. Again, take the second left into Woodleigh Way and the property is located at the left side of the row of houses. There is a sign on the property (W91 NP62).

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway:	6.41m x 1.85m	Incorporating hot press and stairs
Kitchen/Dining Room:	4.89m x 3.66m	Fully fitted kitchen units, tiled surround, plumbed for washing machine and dishwasher and wooden floor
Living Area:	5.18m x 3.69m	Wooden floor and patio door to balcony
UPSTAIRS		
Bathroom:	2.76m x 1.25m	Fully tiled, bath with electric shower attachment, w.c and w.h.b
Bedroom 1:	4.60m x 2.44m	Carpet floor, built in Wardrobe and ensuite off
Ensuite:	2.43m x 0.93m	Fully tiled, shower cubicle, w.c and w.h.b
Bedroom 2:	3.66m x 2.16m	Carpet floor and built in wardrobe
Bedroom 3:	3.07m x 2.76m	Carpet floor





INCLUDED IN SALE

- Hob
- Microwave
- Washing Machine
- Oven
- Fridge and Freezer
- Dishwasher
- Blinds
- Curtains
- Selected Light Fittings
- Built in Wardrobe
- Carpets

SERVICES

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

ADDITIONAL INFORMATION/FEATURES

- BER C3 (106639164)
- c. 102.52sq. mtrs | c. 1,103.52 sq. ft
- Built in 2005
- Double Glazing
- Quality Tiling
- Quality wood floors

PRICE REGION AMV: €230,000

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.