

NUGENT
AUCTIONEERS



**SPRINGWELL LANE
BALLYKNOCKAN
BLESSINGTON
CO. WICKLOW
W91 R7Y4**



Cottage



3



2



76 Sq. M
818 Sq. Ft



BER F



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are pleased to present this ideal cottage located along Springwell Lane, situated on a secluded elevated site measuring c. 0.27 acres which enjoys stunning views over the nearby Blessington Lakes. The home has been extended to the rear providing well laid out accommodation, although the property is in need of some refurbishment and upgrading it offers huge potential for the buyer to put their own stamp on a private residence which enjoys spectacular lake views.

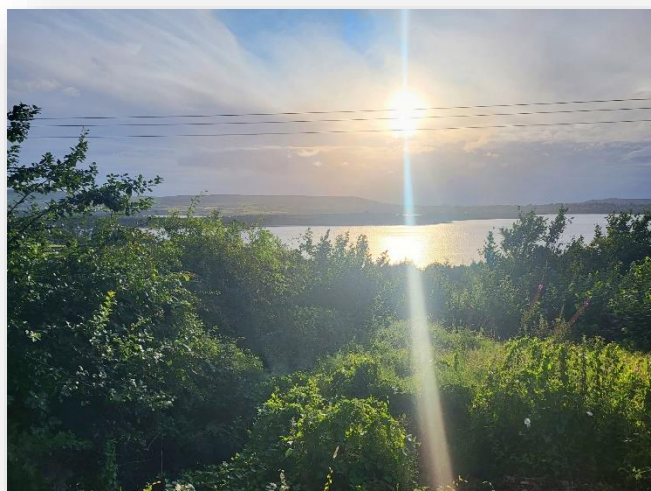
The charming village of Ballyknockan is one of the most scenic locations in the area. Ballyknockan is serviced daily by the 65 Dublin Bus Route. With Valleymount and Lacken village nearby, and the town of Blessington within close proximity (13km), offering both primary and secondary schools, pubs, restaurants, shops, as well as the Town Centre development and all other necessary amenities.

LOCATION

From Main Street Blessington head southwest on Main St/N81, at the roundabout take the second exit onto Baltinglass Rd/N81 continue for 1.8km. Then turn left onto R758, after 8.1km turn left onto Lake Dr/L4365 continue for 1.9km, turn right and (40m) then left. After 35m the property will be located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	2.03m x 0.89m	Wooden floor
Kitchen	4.43m x 3.57m	Part tiled floor, part wooden floor, fireplace
Living Room	3.42m x 4.50m	Wooden floor, stove, Velux window, wall mounted lights
Bedroom 1	3.16m x 2.97m	Off Living Room
Ensuite	2.98m x 1.67m	W.H.B, W.C
Bedroom 2	2.75m x 2.60m	Wooden floor
Bedroom 3	2.38m x 4.66m	Wooden floor
Bathroom	1.66m x 1.76m	Tiled floor, Mira Electric shower, W.H.B, W.C,







SERVICES

- Mains Water ● Septic Tank ● Solid Fuel Central Heating ● Electricity

ADDITIONAL INFORMATION/FEATURES

- BER: F ● c. 76 mtr sq. | c. 818 sq. ft ● Built in c. 1935 ● Elevated Site Size c. 0.11 hectares / 0.27 acres
- Ample Parking ● Breathtaking Lake Views ● Steel Tech Shed ● 9km from N81 ● 12km from Ballymore Eustace ● 13km from Blessington ● 24km from Naas

PRICE REGION AMV: €326,000

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.