



**2 CARRIG GLEN,
BLESSINGTON, CO. WICKLOW,
W91 P2Y9**



c. 99.77 mtr sq. |
1073.92 sq ft



 www.nugents.ie

 045 865 555

 property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555 (www.nugents.ie), take great pleasure to introduce this most conveniently located mid terraced home with the added benefit of a back entrance. No.2 overlooks a green to the rear and is well positioned with the shortest of strolls to the 65 Bus terminus in the centre of Blessington. All amenities are close by while the new owners will most likely choose to upgrade the property it has many positive features in addition to its location. Early viewing is advised.

LOCATION

From Main Street, Blessington (N81), continue straight past the right turn for the Naas Rd. At the next left turn (Troopersfield) continue straight for 0.1km before turning left onto Mountain View. Proceed straight passed the right turn and the property is the 2nd located on the right-hand side (W91 P2Y9).

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

| | | |
|---------------------|---------------|--|
| Kitchen: | 3.64m x 5.00m | Extended room, built in units, door to rear |
| Living Room: | 5.26m x 3.96m | Wooden floor, feature wall with open fireplace |
| Tv Room: | 3.33m x 3.52m | Wooden floor and gas fireplace |
| Bathroom: | 1.84m x 1.80m | Bath, w.h.b and w.c |
| Bedroom 1: | 4.18m x 3.00m | Front facing |
| Bedroom 2: | 3.32m x 3.32m | Wooden floor and Hotpress |
| Bedroom 3: | 2.76m x 2.43m | Wooden floor and built in Wardrobes |



INCLUDED IN SALE

- Carpets
- Blinds
- Light Fittings
- Curtains
- Sitting room sofa
- Wooden floors
- Feature fireplace
- Beds
- Wardrobes

SERVICES

- Mains Water
- Mains Sewage
- S.F.C.H.
- Electricity

ADDITIONAL INFORMATION/FEATURES

- BER F (112672720)
- c. 99.77 Sq. mtrs | c. 1,073.92 sq. ft
- Built in 1976
- Kitchen Extension
- Garden Shed



PRICE REGION AMV: €207,500

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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.