



**74 WESTPARK,
BLESSINGTON,
CO. WICKLOW.
W91 A8D6**



Semi-Detached
Bungalow



3



2



c. 71.84 mtr sq.
c. 773.27 sq ft



BER E1



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie, are excited to offer Number 74 Westpark in an unrivalled cul de sac location that overlooks a large green area to the front and benefits from a south westerly facing aspect to the rear. This extended bungalow includes main ensuite bedroom, a second double bedroom and a third single bedroom, a sizeable kitchen, sitting room and garden shed. Situated close to all amenities and excellently located in a much sought-after neighbourhood where properties are rarely available. Early viewing is highly recommended.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin take the N81 to Blessington. Turn right onto the R 410 towards Naas, Westpark is the first estate located on the left.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Kitchen:	4.45m x 3.50m	Tiled floor, door to back yard
Living Room:	4.39m x 3.63m	Wooden floor, fireplace with back boiler
Bedroom 1:	3.25m x 3.43m	Ensuite, wardrobe, carpet
Ensuite:	2.40m x 0.93m	Shower cubicle, electric shower, w.c & w.h.b,
Bedroom 2:	3.50m x 2.34m	Carpet floor
Bedroom 3:	2.67m x 2.25m	Wooden floor
Bathroom:	2.24m x 1.61m	Bath with shower attachment, w.c & w. h. b





INCLUDED IN SALE

- Carpets
- Curtains
- Cooker
- Light Fittings

SERVICES

- Mains Water
- O.F.C.H.
- Electricity

ADDITIONAL INFORMATION/FEATURES

- BER: E1 (No. 113500078)
- c. 71.84 mtr sq | c. 773.27 sq. ft
- Built in 1984
- Parking
- Double glazed PVC Windows



PRICE REGION AMV: €269,000

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.