



NUGENT
AUCTIONEERS



**32 THE CLOSE DOWNSHIRE PARK
BLESSINGTON
CO. WICKLOW
W91 W3FK**



Duplex



3



3



c. 128 Sq. M
c. 1,377 Sq. Ft



BER B3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present Number 32 The Close, an own door three bed duplex located in the Downshire Park Development. The home is spaciouly laid out across two floors, boasting natural light filled living accommodation, with three generous bedrooms on the lower floor. The open plan kitchen / living area is bright and airy, featuring double doors leading out to an ideal south westerly facing balcony area. This outdoor space offers the perfect setting for relaxation and entertainment. This property offers huge potential and will be of interest to both owner occupiers and investors alike.

Number 32 is a short stroll from the Blessington Town Centre Development / Main Street offering all necessary amenities such as supermarkets, pubs, restaurants, schools, leisure and other recreational facilities. Downshire Park is located just off the Blessington Ring Road with access to the N81 and Naas Road. Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre.

LOCATION

From Dublin on N81, turn right at Maxol Service Station onto The Blessington ring road, continue past second roundabout and then turn left into Downshire Park estate. The Close is accessed via The Walk with ample parking.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	8.40m x 2.10m	Understairs storage, hot press, utility room
Bedroom 1	3.87m x 3.47m	Fitted wardrobes, ensuite
Ensuite	3.17m x 0.86m	Shower cubicle, WC & WHB
Utility Room	1.85m x 1.35m	Plumbed for washing machine
Bedroom 2	5.30m x 2.83m	Carpet, fitted wardrobes
Bedroom 3	3.53m x 2.85m	Wooden floor, fitted wardrobe
Bathroom	3.19m x 1.75m	Bath, WC & WHB
<u>Upstairs</u>		
Guest WC	1.40m x 1.29m	Tiled floor, WC & WHB
Living Area	6.61m x 4.40m	Wooden floor, double doors to balcony
Kitchen / Dining	5.76m x 3.10m	Wooden/tiled floor, additional double door window





SERVICES

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

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- c. 128 mtr sq. | c. 1,377 sq. ft
- South westerly facing balcony
- Ample Visitor Parking
- Built c. 2006
- 350m walk to Main Street
- 11km from Naas
- 9.5km from Ballymore Eustace

PRICE REGION AMV: €280,000

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.