



NUGENT
AUCTIONEERS

**19 THE CLOSE
DOWNSHIRE PARK
BLESSINGTON
CO. WICKLOW
W91 TX25**



Ground Floor
Apartment



2



2



c. 70 sq m
c. 753 sq ft



BER B



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present Number 19 The Close, Downshire Park, a superb ground-floor own door apartment ideally suited to investors, given the strong rental demand in the area or perhaps owner-occupiers looking to benefit from easy access to local services.

The accommodation is well proportioned and comprises of a kitchen/living area with double French doors opening out onto the patio area providing a flood of natural light. There is a sizable hot press, two double bedrooms, one of which features an ensuite, and a family bathroom.

The property's real highlight is its superb location, situated adjacent to the Town Centre Development, with a wide range of services and retailers, including Dunnes Stores, right on the doorstep. The apartment is also centrally located within a short walk of Blessington Main Street and all local amenities, including schools, pubs, restaurants, supermarkets and a wide variety of other services. Blessington is well served by the Dublin Bus 65 route, providing access to Dublin City Centre.

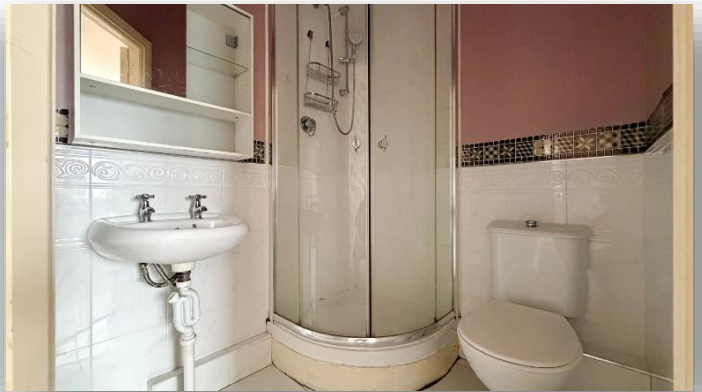
LOCATION

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 visitor ample parking.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Entrance Hallway	2.11m x 1.54m	
Kitchen/Living Room	5.76m x 5.10m	Electric fire, French doors to front patio
Hallway	2.12m x 1.58m	Wooden floor, hot press with storage off
Bedroom 1	4.17m x 2.63m	Fitted wardrobe, ensuite off
Ensuite	1.71m x 1.50m	Shower cubicle, WC & WHB
Bedroom 2	4.69m x 2.83m	Fitted wardrobe
Bathroom	2.25m x 1.72m	Tiled, bath, WC & WHB







SERVICES

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

ADDITIONAL INFORMATION/FEATURES

- BER: B
- c. 70 mtr sq. | c. 753 sq. ft
- Built c. 2006
- Upgraded Boiler
- Ideal Central Location
- 100m from Blessington Town Centre/Dunnes Stores
- 300m from 65 Dublin Bus Stop
- No Passing Traffic
- Accessed via Pedestrian Walkway
- Ample Parking
- Patio Area
- Sold as Seen
- Management Fees c. €1,900 Per Annum
- 12km from Naas Town Centre
- 14km from N7/M7
- 16km from Citywest Shopping Centre & Red Line Luas
- 20km from M50

PRICE REGION AMV: €220,000

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.