



**NUGENT**  
AUCTIONEERS



**60 BLESSINGTON ORCHARD  
BLESSINGTON  
CO. WICKLOW  
W91 CD74**



End of Terrace



3



3



90 Sq. M  
997 Sq. Ft



**BER C1**



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## DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** present this superb 3-bedroom end of terrace property. The home directly overlooks a large green area and benefits from off street parking and side access. The accommodation is bright and spacious, having been lovingly maintained and upgraded throughout by its current owner including a tiered garden with spacious garage. Number 60 offers an opportunity to acquire a turnkey property ideal for first time buy, investment opportunity or family home purchase.

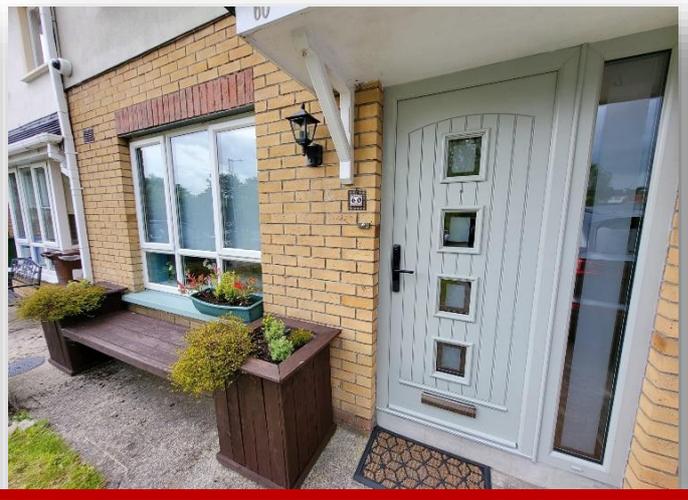
Excellent located within walking distance of Blessington Village. The Blessington Orchard estate is easily accessible to Dublin via the N81 and Naas via the R410/Naas Road. Blessington is also serviced by the 65 Dublin Bus Route to the City Centre.

## LOCATION

From Main Street Blessington head southwest, turn right onto the Naas Road/R410, after 150m turn left onto the Old Ballymore Road, continue for 300m before turning left into the Blessington Orchard estate, the property is located on the left-hand side.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Hallway</b>	4.93m x 1.84m	Wooden floor and guest WC off
<b>Guest WC</b>	1.69m x 0.77m	WC & WHB
<b>Sitting Room</b>	4.93m x 3.17m	Wooden floor, gas fire, double doors to kitchen
<b>Kitchen</b>	3.29m x 2.78m	Tiled floor, downlighters, breakfast bar
<b>Dining Area</b>	5.08m x 2.09m	Solid Oak flooring and sliding door to back garden
<b>Bedroom 1</b>	3.76m x 3.19m	Wooden floor and built in wardrobes
<b>Ensuite</b>	1.88m x 1.43m	Tiled floor, Triton shower cubicle, WC & WHB
<b>Bedroom 2</b>	3.50m x 2.87m	Wooden floor and wardrobe
<b>Bedroom 3</b>	3.29m x 2.14m	Wooden floor and wardrobe
<b>Bathroom</b>	1.96m x 1.75m	Bath, tiled, WC & WHB
<b>Garage</b>	9.15m x 1.78m	Wired







## SERVICES

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

## INCLUDED IN SALE

- Barna Shed
- Curtains
- Blinds
- Built in BBQ
- Bosch Dishwasher & Washing Machine
- Samsung American Fridge
- Cooker / Hob / Fan
- CCTV & Alarm

## ADDITIONAL INFORMATION/FEATURES

- BER: C1
- Side Entrance
- Off Street Parking
- End of Terrace
- Overlooking Green Area
- Hive Heating System
- Walking Distance to Main Street Blessington
- Barna Shed with Electricity
- Solid Oak Interior Doors & Floors
- 350m from N81

**PRICE REGION AMV: €362,000**

**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.