

DEERPARK
BALTINGLASS
CO. WICKLOW
W91 K767

Cottage | 2 | 1 | 54 Sq. M 581 Sq. Ft | BER F

SOCIETY OF CHARTERED SURVEYORS IRELAND

Property Services Regulatory Authority Licence No.: 001503

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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present this charming old-world cottage, situated in the picturesque setting of Deerpark, Baltinglass. An appealing opportunity to acquire a traditional cottage in a beautiful rural setting, with scope to unlock its full potential. The property offers compact living accommodation, with the original cottage comprising a living room and two bedrooms. A flat-roofed extension provides additional accommodation, including a hallway, kitchen and bathroom.

The cottage has benefited from a number of upgrades by its current owner over the years, including reroofing and replacement windows. The real highlight of this property is the generous site, which offers an abundance of potential for further development, subject to the necessary planning permissions. The site enjoys idyllic views towards the nearby Pinnacle, together with a desirable westerly aspect, providing beautiful sunset views.

This property presents an excellent opportunity for a variety of purchasers, whether those seeking to downsize to a countryside retreat or buyers looking for a renovation project with exciting potential. It offers prospective purchasers the opportunity to create a home of their own while taking full advantage of the superb site and its scenic surroundings.

Located on the outskirts on Baltinglass just 1.5km from Main Street offering all conceivable amenities. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more. This area offers a host of outdoor recreational activities with many nearby hiking areas, The Lords Wood, River Slaney and Baltinglass Golf Club.

LOCATION

From Main Street Baltinglass head towards Weavers Square, continue on the R747 for 1.6km. The property will be located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	2.28m x 0.86m	Off Kitchen
Kitchen	4.51m x 1.97m	Modern units, plumbed for appliances
Sitting Room	3.64m x 3.57m	Downlighters
Bedroom 1	3.69m x 1.82m	Carpet
Bedroom 2	4.04m x 2.20m	Carpet
Bathroom	2.37m x 2.18m	W.C & W.H.B, shower cubicle










COFFEE
TEA
SUGAR















SERVICES

● Mains Water ● Mains Sewage ● Electricity

ADDITIONAL INFORMATION/FEATURES

● BER: F ● c. 54 mtr sq. | c. 581 sq. ft ● Built in c. 1930s ● Large Site ● Idyllic Country Views ● Potential Scope for Development ● 1.5km from Main Street Baltinglass ● 2km from N81 Road ● Side Entrance ● Upgraded Kitchen ● Reroofed in Recent Years ● Outdoor Plugs

PRICE REGION AMV: €225,000

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.