



NUGENT
AUCTIONEERS

**PINE LODGE
BLESSINGTON
CO. WICKLOW
W91 E1R0**



Detached



5



2



c. 268 sq m
c. 2,884 sq ft



BER E2



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie present this superior dormer residence standing on a secluded elevated site of c.0.88 acres which enjoys stunning views over the nearby Blessington Lakes. There is ample living accommodation with large kitchen/dining area, living room and large glass conservatory. The master suite area upstairs comprises of a large bedroom with ensuite and it's own generous lounge/dining area with fire place benefitting from the panoramic views across the Lakes. The sloped front garden incorporates a large sweeping driveway rich with mature trees and shrubbery, as well as a woodland area adjacent to the home. To the rear the garden features a large Patio and BBQ area ideal for entertainment as well as an elevated lawn area with an array of plants such as gooseberry and blueberry trees

This is a unique opportunity to acquire a property in one of the region's most spectacular locations, situated a stone's throw away from The Tulfarris Hotel and Championship Golf Course. The nearby the towns of Blessington & Ballymore Eustace are in close proximity, offering both primary and secondary schools, pubs, restaurants, shops, as well as the Blessington Town Centre development and all other necessary amenities.

LOCATION

From Main Street Blessington head southwest on the N81, continue straight for 6.2km. Turn left onto L8861 for Tulfarris, in 350m turn left and continue straight for 700m. The property is located on the right hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Entrance Hall	4.29m x 2.01m	Solid wooden floors, archway to stairs
Kitchen/Dining	6.40m x 4.50m	Tiled floor, stove, downlighters, door to utility
Conservatory	6.00m x 4.50m	Tiled floor, access to patio and bbq area
Sitting Room	5.44m x 3.74m	Open marble fireplace, service hatch from kitchen
Bedroom 1	3.22m x 3.02m	Carpet
Bedroom 2	3.63m x 3.01m	Carpet
Bedroom 3	3.62m x 3.05m	Carpet
Bedroom 4/Office	3.02m x 3.03m	Carpet
Games Room	4.35m x 3.01m	Tiled, door to utility
Utility Room	5.95m x 3.07m	Kitchen units, sink, plumbed for washing machine
<u>Upstairs</u>		
Lounge	7.93m x 6.58m	Fireplace, velux windows, ample attic storage
Bedroom 5	4.20m x 4.05m	Wooden floor, fitted wardrobes
Ensuite	3.25m x 2.85m	Vanity unit, Bath, WC & WHB, shower cubicle







SERVICES

- Group Water Supply
- Septic Tank
- Dual O.F.C.H. & S.F.C.H
- Electricity
- Alarm
- Climote Remote Heating Controller

INCLUDED IN SALE

- Carpets
- Curtains
- Light Fittings
- Blinds
- Washing Machine
- Dryer

ADDITIONAL INFORMATION/FEATURES

- c. 268 sq m / c. 2,884 sq ft
- Built in c.1974
- Site size c. 0.88 acres
- Large Sweeping Driveway
- Landscaped gardens
- Woodland Area
- BBQ / Patio Area
- Ample Parking
- Panoramic views onto Blessington Lakes
- BER: E2
- 1km from N81
- 4.5km from Ballymore Eustace
- 8km from Blessington
- 14.5km from Naas
- 19km from N7/M7

PRICE REGION AMV: €595,000

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.