



# 6 GLENVIEW COURT, BLESSINGTON, CO. WICKLOW, W91 Y7DO



Detached



5 Bed




2




205.87 Sq. Mtrs |  
2215.97 Sq. Fts



BER C2

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## DESCRIPTION

Nugent Auctioneers, 045-865555 ([www.nugents.ie](http://www.nugents.ie)) now launch a unique detached five-bed property with an extra-large site located in the prestigious Glenview Court Estate. With just 22 luxury detached family homes and a private tennis court, No. 6 is sure to appeal to the most discerning purchasers or families requiring a spacious home in a privileged location. Viewing is highly recommended on this property

## LOCATION

From Dublin drive through Blessington in the direction of Baltinglass. Take a right turn on to the Naas Road (R410), continue straight and take the left turn in to Glenview Court after 0.1km. Travelling into the estate the property is located on the right at the turn in the road (W91 Y7D0).

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Porch:</b>	4.90m x 1.85m	Sliding entrance door
<b>Hallway:</b>	5.80m x 1.83m	Tiled flooring with guest w.c off and under stairs storage
<b>Guest W.C:</b>	1.54m x 0.63m	W.c, w.h.b and Tiled floor
<b>Living Room:</b>	5.20m x 3.38m	Wooden floors and double doors to conservatory
<b>Sitting Room:</b>	5.81m x 3.39m	Feature Open fireplace, wooden floor and double doors to Dining Room.
<b>Dining Room:</b>	4.60m x 2.76m	Tiled floor and double doors to garden.
<b>Kitchen:</b>	6.70m x 2.75m	Fully fitted kitchen, breakfast counter and pantry off.
<b>Pantry:</b>	1.55m x 1.22m	Tiled floor and shelving
<b>Utility Room:</b>	1.54m x 1.53m	Plumbed for washing machine, sink, presses and door to patio area.
<b>Conservatory:</b>	4.59m x 3.37m	Tiled floor and double doors to patio.
<b>UPSTAIRS</b>		
<b>Bedroom 1:</b>	4.59m x 3.05m	Bay window and carpet floor
<b>Ensuite:</b>	1.83m x 1.83m	Electric shower, fully tiled, w.c and w.h.b
<b>Bedroom 2:</b>	5.49m x 3.66m	Carpet floor
<b>Bedroom 3:</b>	2.75m x 2.49m	Carpet floor
<b>Bedroom 4:</b>	4.28m x 2.75m	Carpet floor
<b>Bedroom 5:</b>	2.45m x 2.44m	Carpet floor and built-in wardrobe
<b>Bathroom:</b>	2.45m x 1.54m	Bath with Shower attachment, w.c and w.h.b
<b>Shed:</b>	4.59mx 3.37m	



## INCLUDED IN SALE

- Selected Light Fittings
- Carpets
- Fan
- Blinds

## SERVICES

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

## ADDITIONAL INFORMATION/FEATURES

- BER C2 (BER 105914535)
- c. 205.87 sq. mtrs | c. 2,215.97 sq. ft
- Built in 1991
- Fully Brick House front
- Quality Tiling and Wood Floors
- Access to Tennis Court
- Looking onto Green
- Private Setting with tree lined garden
- Teak Windows



# PRICE REGION AMV: €465,000

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.