



NUGENT
AUCTIONEERS



**17 THE CLOSE DOWNSHIRE PARK
BLESSINGTON
CO. WICKLOW
W91 PC99**



Ground Floor
Apartment



2



2



c. 70 sq m
c. 753 sq ft



BER B2



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present Number 17 The Close Downshire Park a property of interest to both owner occupiers and investors alike. This is a superb own door ground floor apartment which features double doors onto its own patio area. Accommodation comprises of kitchen / living room, storage room, two double bedrooms (one with ensuite) and family bathroom.

The property is centrally located with many services on the prospective buyers doorstep. Within walking distance to Main Street Blessington and all local amenities such as schools, pubs, restaurants, supermarkets and many others. Blessington is serviced the 65 Dublin Bus Route to Dublin City Centre.

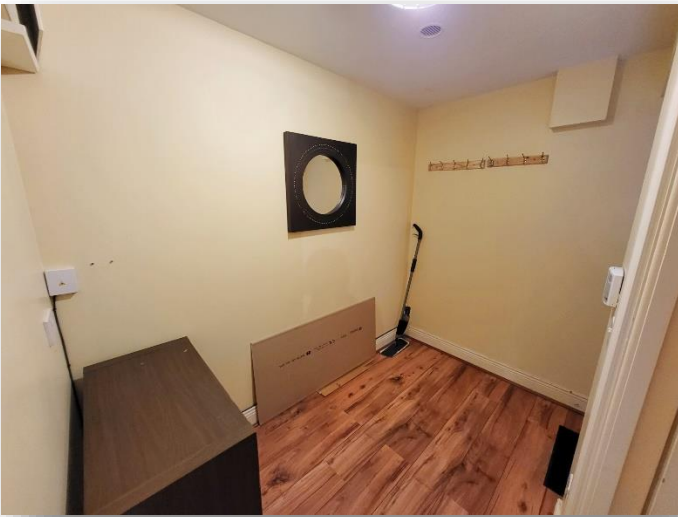
LOCATION

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 ample parking.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Front Porch	2.56m x 1.54m	Wooden floor
Sitting Room / Kitchen	5.74m x 5.15m	Wooden floor, part tiled floor, patio door to front
Hallway	2.12m x 1.58m	Wooden floor, hot press with storage off
Bedroom 1	4.91m x 2.81m	Ensuite off, built in wardrobe, carpet
Ensuite	1.73m x 1.50m	Towel Radiator, shower cubicle, WC & WHB
Bedroom 2	4.23m x 2.82m	Built in wardrobe, carpet
Bathroom	2.25m x 1.72m	Tiled, bath, WC & WHB
Storage	1.48m x 1.47m	Wooden floor, ample storage potential







SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- 2 Couches
- Light Fittings
- Table & 5 Chair
- Washing Machine
- Oven & Hob
- Fridge / Freezer
- Double Bed
- Bunk Bed

ADDITIONAL INFORMATION/FEATURES

- BER: B2
- c. 70 mtr sq. | c. 753 sq. ft
- Ideal Central Location
- Located 100m from Blessington Town Centre
- No passing traffic
- Not overlooked
- Ample Parking
- Patio Area

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.