1 ST JOSEPH'S ROAD
BLESSINGTON
CO. WICKLOW
W91 VP97

End of Terrace | 4 | 2 | 110 Sq. M 1,184 Sq. Ft | BER G

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 now present number 1 St Joseph's Road to the market, an end of terrace property with a two-storey extension in the highly sought after St Joseph's Road Estate. Perfectly located facing a large green area in the heart of Blessington Village, providing easy access to all essential amenities and transport links.

Number 1 offers a well laid out accommodation with the added benefit of spacious off-street parking suitable for a campervan or large vehicle, side entrance and vehicular access to the rear garden. Although this property requires upgrading and modernisation throughout, it offers excellent potential and opportunity for the new owner to put their own stamp on a residence in a prime location.

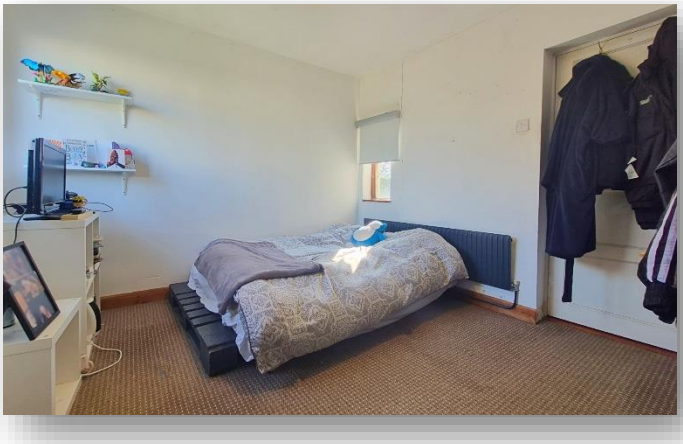
Located only a stone's throw away from Blessington Main Street and local amenities such as churches, pubs, restaurants, shops, schools. The home is located just off the N81 ideal for those commuting to Dublin, Naas, Citywest Red Line Luas and other surrounding areas. Blessington is regularly serviced by the 65 Dublin Bus Route to Dublin City Centre.

LOCATION

From Dublin take the N81 to Blessington Village, until Our Lady's Church proceed straight for 50m before turning right onto St Joseph's Road. The property will be located on the right-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.78m x 1.66m	Wooden floor, under stairs storage, guest w.c off
Guest W.C	2.08m x 1.56m	Tiled floor, WC & WHB
Kitchen / Dining	5.81m x 3.13m	Open fireplace, door to rear garden
Sitting Room	4.79m x 2.98m	Open Fireplace, carpet, door to kitchen
Office/Study	2.93m x 2.02m	Carpet
Bedroom 1	3.81m x 3.06m	Carpet
Bedroom 2	3.78m x 3.01m	Carpet, small wardrobe unit
Bedroom 3	3.31m x 3.14m	Carpet
Bedroom 4	3.16m x 2.46m	Carpet, access to attic
Bathroom	3.16m x 2.46m	Shower cubicle, with Triton T80 electric shower, WC & WHB



TOILET RULES
If you lift it... Lift it down
If it runs out... Replace it
If you mess... Clean it up
If you're finished... Flush it
If it smells... Spray it

SERVICES

● Mains Water ● G.F.C.H. ● Electricity ● Alarm

ADDITIONAL INFORMATION/FEATURES

● BER: G ● c. 110 mtr sq. | c. 1,184 sq. ft ● Built in 1955 ● Vehicular Access to Rear Garden ● Large Side Entrance ● Block Shed 4.03m x 2.00m ● Spacious Side Entrance / Off-Street Parking 10.00m x 3.26m ● Overlooking Green Area ● Ample Visitor Parking ● 50m From N81 / Blessington Main Street ● 9.1km from Ballymore Eustace ● 13km from Naas ● 15.9km from Citywest

PRICE REGION AMV: €342,000

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.