



NUGENT
AUCTIONEERS



**6A CHURCH ROAD
DUNLAVIN
CO. WICKLOW
W91 X2T4**



Detached



3



3



c. 194 Sq. M

c. 2,088 Sq. Ft



www.nugents.ie



045 865 555



property@nugents.ie

DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now present number 6A Church Road Dunlavin to the market, an ideal detached home with a generous site of c. 0.13 hectares / c. 0.34 acres. The extensive rear garden boasts a patio area with idyllic views. This is an ideal family home which offers ample accommodation and outdoor space. The property has been well maintained throughout and features a large L shaped open plan kitchen / dining room.

Suited for those looking for the benefits of country living while remaining in easy commuting reach of Dublin City Centre and the surrounding areas of Blessington, Naas, and Newbridge. The property is centrally located just 400m from Dunlavin Market Square, the town offers all necessary amenities along with a selection of excellent schools notably St. Kevin Community College and Kildare Steiner School.

LOCATION

From Blessington head southwest on the N81, continue straight for 10km, at Dalys Service Station turn right onto R756, continue for a further 7.3km. Finally turn right onto Stephens Street and continue 200m onto Church Road, the property will be located on the right hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Lobby	1.53m x 1.33m	
Hallway	4.32m x 1.83m	
TV Room	4.32m x 3.16m	Wooden floor
Open Plan Kitchen	7.01m x 6.26m	Wooden floor, down lighters, sliding door to rear, breakfast bar
Sitting Room	4.43m x 3.63m	Wooden floor, fireplace, down lighters
Utility Room	1.83m x 1.17m	door to back, sink, storage cabinets, plumbed for WM
Guest WC	1.83m x 1.77m	WC & WHB
Bedroom 1	4.32m x 3.63m	Fitted wardrobes, ensuite off
Ensuite	2.68m x 1.57m	Shower cubicle, WC & WHB
Bedroom 2	3.37m x 3.14m	Fitted wardrobes
Bedroom 3	3.72m x 3.16m	Fitted wardrobes
Bathroom	2.71m x 2.61m	Jacuzzi Bath, WC & WHB
Shed	4.25m x 3.09m	







SERVICES

- Mains Water
- O.F.C.H.
- Electricity
- Mains Sewage

INCLUDED IN SALE

- Blinds
- Fridge
- Microwave
- Light Fittings
- Oven / Hob
- Shed
- TV unit
- Kitchen Table + Chairs

ADDITIONAL INFORMATION/FEATURES

- BER: ● c. 194 mtr sq. | c. 2,088 sq. ft
- Built c. 2000
- Steel shed
- 6.8km to N81 Road
- 18km to Blessington
- 18km to Naas
- 14.5km to Baltinglass
- Extensive Rear Garden
- Ample Parking
- Large Side Gate
- Open Plan Kitchen / Living Area
- Tiled Patio Area

PRICE REGION AMV: €356,000

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.