



22 OAKDRIVE BLESSINGTON CO. WICKLOW W91 KF34



Semi -
Detached



3



2



c. 92 Sq. M
c. 990 Sq. Ft



BER C3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are pleased to present Number 22 Oakdrive, a stunning three-bedroom family home that has been fully upgraded and modernised by its current owners. This property features a spacious, gated front garden with ample parking and a convenient side entrance. At the rear, you'll find a generous, low-maintenance garden complete with a cozy covered outdoor lounge, perfect for relaxation or as a workshop space. Additionally, the home boasts an extended dining area off the kitchen, ideal for entertaining.

The Oakdrive Development is conveniently located just 300 meters from the N81/Main Street. Blessington Town Centre, along with essential amenities such as churches, pubs, restaurants, shops, schools, and leisure facilities, are all within walking distance. The area offers excellent connectivity, with easy access to Dublin, Naas, Citywest Red Line Luas, and surrounding areas. Blessington is also well-served by the Number 65 Dublin Bus Route, providing direct access to Dublin City Centre.

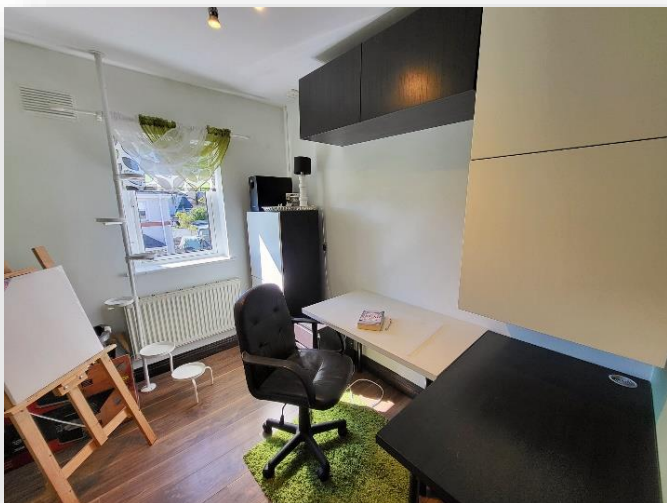
LOCATION

From Main Street Blessington head northeast on N81, at the Maxol Service Station turn left onto Oak Drive. In 150m turn left into the Oak Drive Estate followed by a right turn. In 70m turn left the property is located on the left hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hallway	4.80m x 1.97m	Wooden floor
Guest WC	1.38m x 0.75m	Tiled, WC & WHB
Kitchen	5.42m x 3.16m	Tiled floor, modern units & island
Sitting Room	4.29m x 3.33m	Wooden floor, fireplace with stove
Sunroom	3.76m x 2.75m	Wooden floor, exposed beams
Landing	2.82m x 1.97m	
Bedroom 1	3.82m x 3.00m	Wooden floor, fitted wardrobes
Bedroom 2	3.24m x 2.69m	Wooden floor
Bedroom 3	2.72m x 2.31m	Wooden floor
Bathroom	1.94m x 1.74m	Shower with Triton T900pi, fully tiled, towel radiator
Outside Shed	3.90m x 3.70m	







SERVICES

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

INCLUDED IN SALE

- Carpets
- Curtains
- 2 Sheds
- Light Fittings
- Washing Machine
- Dishwasher
- Dryer
- Microwave
- Fridge Freezer
- Oven
- Hob/Fan
- Outdoor BBQ

ADDITIONAL INFORMATION/FEATURES

- BER: C3
- c. 92 mtr sq. | c. 990 sq. ft
- Built in 2002
- Ample Off Street Parking
- Side Entrance
- Low Maintenance Gardens
- Modern Fitted Kitchen
- Located 300m from N81 Road/Main Street
- 300m from Aldi Supermarket

PRICE REGION AMV: €352,000

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.