



NUGENT
AUCTIONEERS

Location Map Only

**DERELICT COTTAGE ON C.3.45 ACRES
CREHELP
DUNLAVIN
CO. WICKLOW
W91 F2H1**



Derelict
Cottage



27 Sq. M
290 Sq. Ft



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are excited to present this single storey stone cottage located on its own generous site of c. 3.45 acres. Tucked away at the end of a quiet laneway, this property offers exceptional seclusion, privacy, and tranquil surroundings. While the cottage requires complete refurbishment and has been unoccupied for several years, it represents an ideal restoration project with significant potential. There is ample opportunity for extension or further development, subject to the necessary planning permissions.

Located 2.6km from the N81 offering easy access to Dublin, Naas, Citywest Red Luas Line and surrounding areas. The property is also located 4.2km from the village of Dunlavin and 16.4km from Blessington providing all necessary amenities such as shops, schools, restaurants, pubs, churches, and leisure facilities.

LOCATION

From Blessington head towards Naas Rd and continue straight for 750m, at the roundabout take the 2nd exit onto Baltinglass Rd/N81 continue straight for 13.1km, before turning right onto L8336 Crehelp. Follow for 2km, then turn right and continue straight on the laneway for 550m. The property will be located on the left-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Stone Ruin

Room 1	3.87m x 3.77m	Front door, fireplace
Room 2	3.87m x 2.42m	Fireplace, velux window







ADDITIONAL INFORMATION/FEATURES

- c. 27 mtr sq. | c. 290 sq. ft ● Site size c. 1.40 hectares / 3.45 acres ● 2.6km from N81 Road
- 4.2km from Dunlavin ● 11km From Ballymore Eustace ● 16.6km from Blessington ● Rural Location ● Steel Shed Optional to Purchase

PRICE REGION AMV: €200,000

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.