



3047 LIFFEY HEIGHTS, BALLYMORE EUSTACE, CO. KILDARE W91 E7F4



End of
Terrace
House



3 Bed



1



c. 93.5 mtr sq.
| c. 1006 sq. ft



BER E2



Property Services
Regulatory Authority
Licence No.: 001503



www.nugents.ie



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie welcome buyers to view our virtual tour of this most conveniently located three bedroomed home close to the River Liffey and the new Ballymore Eustace Liffey Walk. Ballymore Eustace is a most desirable village and generally recognised as a wonderful place to live. The village is serviced by the 65 Bus route to Dublin City Centre and the renowned Ballymore Inn is considered one of the finest restaurants in the entire country. This end of terrace home has its own private rear entrance with gates capable of allowing a small truck, caravan or car within the grounds of the property and looks onto the green area of the estate with ample space for children's football games. There is also a large area to the side of the property suitable for an extension subject to receiving the necessary planning permission.

Please see our virtual tour for initial inspection.

LOCATION

From Dublin travel through Blessington, turn right onto L6048 for Ballymore, turn left onto Main St/ R411 Liffey Heights is approx 750m on the right.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Hall:	4.40m x 1.85m	Carpet, wooden floor
Kitchen:	3.80m x 2.17m	Fitted cabinets, door to Lean-to Conservatory
Sitting Room:	4.18m x 2.97m	Brick Fireplace, Back Boiler, Carpet
Living Room:	4.99m x 3.33m	Wood burning stove, Wooden floor
Bedroom 1:	4.20m x 2.76m	Fitted wardrobe
Bedroom 2:	3.06m x 2.79m	Fitted wardrobe
Bedroom 3:	3.17m x 2.14m	Storage press/wardrobe
Bathroom:	1.84m x 1.80m	Bath, WC, WHB
Lean-to Conservatory:	3.73m x 2.52m	Wooden Floor





SERVICES

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

INCLUDED IN SALE

- Carpets
- Cooker
- Fridge
- Light fittings

ADDITIONAL INFORMATION/FEATURES

- BER: E2 (No. 113870307)
- c. 93.5 mtr sq | c. 1006 sq. ft
- Built in 1978
- Garden Shed & Storage



PRICE REGION AMV: €235,000

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.