

44 Blessington Orchard, Blessington, Wicklow

€ 359,000

3

3

83 m²





Description

Nugent Auctioneers, 045 865 555, www.nugents.ie are thrilled to present number 44 Blessington Orchard to the market, this attractive three-bedroom mid-terrace residence is ideally positioned within a quiet cul-de-sac in the established Blessington Orchard development. The property has well-proportioned accommodation throughout, providing a blank canvas for a prospective buyer to modernise and create a home tailored to their own style and requirements. No.44 offers a perfect opportunity for first time buyers, investors or those seeking a family home in an established estate. Conveniently located within walking distance of Blessington Village. The Blessington Orchard estate is easily accessible to Dublin via the N81 and Naas via the R410/Naas Road. Blessington is also serviced by the 65 Dublin Bus Route to the City Centre.

Accommodation

Hallway 4.68m x 1.76m Guest WC off Guest W.C 1.61m x 0.75m W.C & W.H.B Sitting Room 4.96m x 3.26m Double doors to kitchen, fireplace, wooden floor Kitchen Area 4.74m x 2.75m Eye & base units Dining Area 2.89m x 2.20m Sliding door to rear garden Bedroom 1 3.52m x 3.29m Carpet, fitted wardrobe, ensuite off Ensuite 1.89m x 1.31m Tiled floor, shower cubicle, W.C & W.H.B Bedroom 2 2.49m x 2.06m Carpet Bedroom 3 2.97m x 2.50m Carpet, wardrobe units Bathroom 2.13m x 1.71m Tiled floor, bath with shower screen, W.C & W.H.B

Accommodation

Room	Measurements	Description
Hallway	4.68m x 1.76m	Guest WC off
Guest W.C	1.61m x 0.75m	W.C & W.H.B
Sitting Room	4.96m x 3.26m	Double doors to kitchen, fireplace, wooden floor
Kitchen Area	4.74m x 2.75m	Eye & base units
Dining Area	2.89m x 2.20m	Sliding door to rear garden
Bedroom 1	3.52m x 3.29m	Carpet, fitted wardrobe, ensuite off
Ensuite	1.89m x 1.31m	Tiled floor, shower cubicle, W.C & W.H.B
Bedroom 2	2.49m x 2.06m	Carpet
Bedroom 3	2.97m x 2.50m	Carpet, wardrobe units
Bathroom	2.13m x 1.71m	Tiled floor, bath with shower screen, W.C & W.H.B

Property Details

Category	House
Internal Area	83 m²
Number of bedrooms	3
Number of bathrooms	3
Price	€ 359,000

Features

BER:C2

c. 84 mtr sq. | c. 904 sq. ft

Built in 2002

Off Street Parking

Spacious Rear Garden

Steel Garden Shed

End of Cul de Sac

Pedestrian Access to N81 (50m)

1km from Blessington Main Street

7.9km from Ballymore Eustace

13.1km from Naas

Mains Water

G.F.C.H.

Electricity

Mains Sewage

Tourism

Eastern Health Board - 2 km

Rathmore Parish - 4 km

The Square Renewal - 0.9 km

Dame Ninette de Valois - 0.9 km

Proclamation of the Irish Republic - 0.5 km

Councillor Jim Miley - 0.5 km

Burgage Church - 1.3 km

Burgage Castle - 1.3 km

Lugnagun Great - Lacken Mass Path - 4.6 km

Cupid - 3.1 km

Milltown Tomb - 3.3 km

Artisans Workshops - 3.3 km

National Bird of Prey Centre - 3.4 km

Rathbally House - 4.5 km

Education

Rathmore National School - 4.9 km

Blessington Number One School - 1.6 km

Blessington Educate Together National School - 2.9 km

St. Mary's Senior National School - 1.2 km

St. Mary's Junior National School - 1.1 km

Blessington Community College - 0.6 km

Further Education and Training Centre Blessington - 0.4 km

Gaelscoil na Lochanna - 0.8 km

Lacken National School - 4.5 km

Leisure

Blessington ED - 1.1 km

Beechdale - 0.6 km

Peter Finnegan Park - 0.5 km

Avon Arena - 0.6 km

Lackan ED - 3.7 km

Russborough Walled Garden - 3 km

Native Woodland Trust: Blessington Reserve - 3.8 km

Natural

Poulaphouca Reservoir - 4.3 km

Upper Lake - 3.3 km

Childcare

Funbugs Childcare - 5 km

Bláth na nÓige - 1.3 km

Heritage

Rath Turtle Moat - 1.9 km

St. Mark's Cross - 0.4 km

Service

Blessington Post Office - 1.1 km

Lacken Postbox - 4.6 km

Healthcare

Barretstown Gang Camp - 4 km

Strictly by appointment

[Location Map](#) or type [Satellite View](#) or type unknown

Property QR Code



Nugent Auctioneers

MAIN STREET, BLESSINGTON, CO. WICKLOW

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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