



**CHURCH ROAD,  
DONARD,  
CO. WICKLOW, W91 X2R8**



Detached



3 Bed



2



c. 90 mtr. sq. |  
c. 968.752sq. ft



**BER D2**



 [www.nugents.ie](http://www.nugents.ie)

 045 865 555

 [property@nugents.ie](mailto:property@nugents.ie)

## DESCRIPTION

Nugent Auctioneers, 045 865 555 ([www.nugents.ie](http://www.nugents.ie)), we delight in securing instructions to offer for sale properties in this most desirable location of Donard at the foothills of Wicklow's picturesque mountain range with Lugnaquilla, Keadeen and Church Mountain all very much on your doorstep. A walker's paradise located less than 2 miles from the N81, this village is renowned for its community spirit and the local pubs and community café have this in abundance. Church Road, on the outskirts of the village, is a sizeable rectangular site of .21 hectares / .5 acres, constructed in 1999 and more recently upgraded to the highest standards, accommodating three bedrooms, one ensuite plus a utility room and a kitchen with double doors leading to the sitting room. This charming home is located 21kms south of Blessington and just 3kms to N81 facilitating commuting to Dublin City, the M50 or cross country to M7/M9.

Please see our virtual tour for initial inspection.

## LOCATION

Eircode: W91 X2R8. From Dublin travel through Blessington to Donard village, take the Hollywood Glen road, pass the catholic church, the property is the fourth house on the left.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Kitchen:</b>	3.50m x 3.18m	Fitted Kitchen, tiled floor
<b>Sitting room:</b>	4.49m x 3.19m	Wooden Floor, fireplace
<b>Utility Room:</b>	2.78m x 1.76m	Tiled floor.
<b>Bathroom:</b>	3.18m x 1.76m	Fully Tiled, bath with shower attachment
<b>Bedroom 1:</b>	3.42m x 3.19m	Wooden floor, fitted wardrobes and ensuite
<b>Ensuite:</b>	1.90m x 1.58m	Triton shower, shower screen, w.c and w.h. b
<b>Bedroom 2:</b>	3.87m x 3.20m	Fitted wardrobes
<b>Bedroom 3:</b>	3.43m x 2.61m	Wooden floor





## INCLUDED IN SALE

- Curtains
- Carpets
- Blinds
- Dishwasher
- Cooker
- Fan
- Hob
- Storage container

## SERVICES

- Mains Water
- Septic Tank
- O.F.C.H.
- Electricity
- Alarm
- Broadband

## ADDITIONAL INFORMATION/FEATURES

- BER D2 (112391230)
- c. 90 sq. mtrs | c. 968.75 sq. ft
- Built in 1999
- Double Glazing
- Sizeable, half acre garden to the rear

## PRICE REGION AMV: 286,000

### VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

#### 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.