

# 26 West Demesne, Baltinglass, Wicklow

€ 350,000



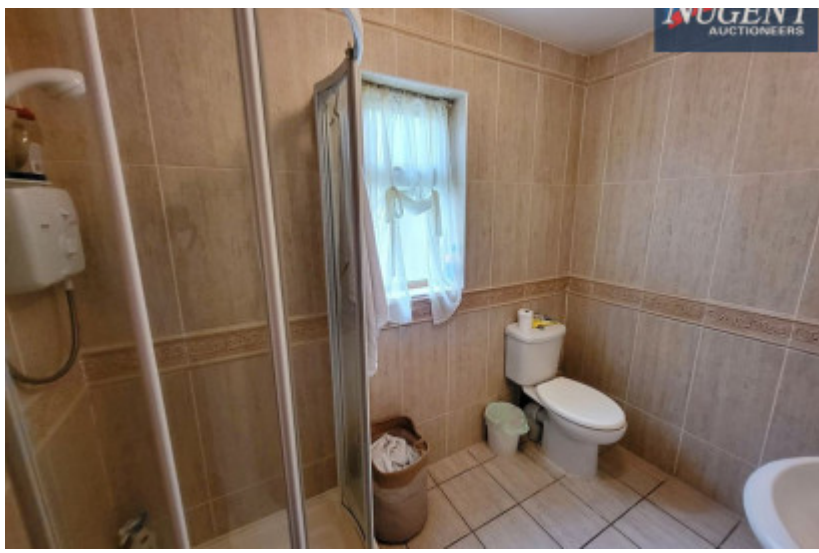
BER C2

4

3

155 m<sup>2</sup>






## Description

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie) present this ideal four bedroom family residence in turn key condition which offers spacious and bright accommodation. Located in an exclusive all bungalow development on the outskirts of Baltinglass Town. The property sits on a generous site with front driveway offering ample parking and a large rear garden. The home is ideally located for commuting with easy access to N81 Road, West Demesne is located just off the R747 a stone's throw away from Baltinglass Town, only 650m from the Main Street. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more. This area offers a host of outdoor recreational activities with many nearby hiking areas, The Lords Wood, River Slaney and Baltinglass Golf Club.

Strictly by appointment

## Property Details

Category	Detached House
Internal Area	155 m <sup>2</sup>
Number of bedrooms	4
Number of bathrooms	3
BER Rating	
Price	€ 350,000



## Features

BER: C2

c. 155 mtr sq. | c. 1,668 sq. ft

Built in c.2003

West facing garden

Tarmacadam curbed driveway

600m from Main Street/N81

Extra-large 3 metre wide side entrance

Views across to Baltinglass Hill

Underfloor heating

Walled garden

Mains Water & Sewage

O.F.C.H.

Electricity

Alarm





## Tourism

Stratford-on-Slaney Parish - 4.3 km

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Baltinglass Registrars District 1885 - 3.5 km

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Baltinglass Parish - 3 km

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Baltinglass Union Workhouse, site of - 2.3 km

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Site of Kineagh Church (C of I) - 4.8 km

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Fortgranite House - 4.9 km

## Heritage

Rahcoran Fort - 2 km

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Rathcoran - 2 km





## Man\_made

Rathnagree - 2 km

## Leisure

Baltinglass ED - 0.4 km





## Healthcare

Baltinglass District Hospital - 2.3 km

## Location

From Blessington head southwest on the N81, continue for 29.4km. Turn right on Belan Road, in 300m turn left followed by a right into West Demesne. The property is located on the right hand side.

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

## Property QR Code



Nugent Auctioneers

**MAIN STREET, BLESSINGTON, CO. WICKLOW**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

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