

Carrig Lane, Blessington, Wicklow

€ 670,000

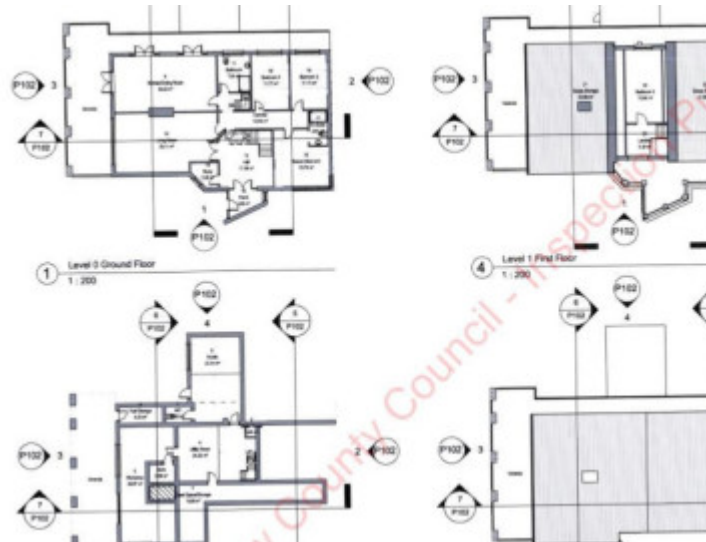


BER C1

5

3

307 m²






Description

Nugent Auctioneers, 045 865 555, www.nugents.ie present this stunning five bedroom split level residence situated along the ever sought after Carrig Lane. The home sits on an elevated site of c. 0.22 hectares (0.54 acres) enjoying panoramic views of the nearby Blessington Lakes and Wicklow Mountains. The property has been lovingly maintained by its current owner and offers over 3,000 sq ft. of spacious accommodation extending across three levels. The ground floor comprises of sizeable reception area with reading room off as well as a cosy living area and airy kitchen with access to the extra-large feature balcony area, ideal for entertainment and relaxation providing an unsurpassed view of the Blessington Lakes with breathtaking westerly sunsets. Additionally there is a family bathroom and three bedrooms (one ensuite). On the upper floor there is a large bedroom with a study area off. The lower level offers a multitude of potential uses featuring a generous utility / games area and den area with ample storage. There is also a substantial bedroom with lounge area, WC and door to the rear garden. Planning permission has been granted for internal reconfiguration, installation of patio doors in place of two pairs of French Doors, changing some external doors to windows, installation of new windows (please refer to drawings) Within easy commuting distance of Dublin, Naas, Citywest Red Line Luas and other surrounding areas. Blessington is serviced by the Number 65 Dublin Bus Route to Dublin City Centre. Blessington is in close proximity (4km), offering both primary and secondary schools, pubs, restaurants, shops, as well as the Town Centre development and all other necessary amenities.

Strictly by appointment

Property Details

Category	Detached House
Internal Area	307 m ²
Number of bedrooms	5
Number of bathrooms	3
BER Rating	
Price	€ 670,000

Features

BER: C1

c. 307 Sq. M | c. 3,304 Sq. Ft

Built in 1997

4km from Blessington / N81

12km from Ballymore Eustace

16km from Naas

20km to N7

24km to M50

0.54 acre site

Electric gate with fob

Ample Parking

Panoramic Lake Views

Solar Panels (14)

Large Balcony overlooking Blessington Lakes

Tiled patio area

O.F.C.H.

Electricity

Solar Panels

Triple Glazed Windows

Private Well

Septic Tank

Tourism

Eastern Health Board - 3.8 km

Blessington and Ballymore Registrars District 1885 - 2.7 km

The Square Renewal - 2.4 km

Dame Ninette de Valois - 2.4 km

Proclamation of the Irish Republic - 2.3 km

Councillor Jim Miley - 2.3 km

Burgage Church - 1.9 km

Burgage Castle - 1.9 km

Lugnagun Great - Lacken Mass Path - 2.3 km

Cupid - 3.9 km

Milltown Tomb - 4.1 km

Artisans Workshops - 4.1 km

National Bird of Prey Centre - 4.1 km

Rathbally House - 3.7 km

Land Grabber Memorial - 4.9 km

Education

Blessington Number One School - 3.6 km

Blessington Educate Together National School - 3 km

St. Mary's Senior National School - 2.7 km

St. Mary's Junior National School - 2.4 km

Blessington Community College - 2.7 km

Further Education and Training Centre Blessington - 2.3 km

Gaelscoil na Lochanna - 2.8 km

Lacken National School - 2.1 km

Leisure

Blessington ED - 2.5 km

Beechdale - 2.5 km

Peter Finnegan Park - 2.3 km

Avon Arena - 1.8 km

Lackan ED - 1.3 km

Russborough Walled Garden - 3.6 km

Native Woodland Trust: Blessington Reserve - 4.1 km

Natural

Poulaphouca Reservoir - 2.1 km

Upper Lake - 3.9 km

Heritage

Rath Turtle Moat - 4.2 km

St. Mark's Cross - 2.1 km

Service

Blessington Post Office - 2.5 km

Lacken Postbox - 2.2 km

Childcare

Bláth na nÓige - 2.6 km

Location

From Main Street head northeast, continue on Kilbride Road for 1km, turn right onto Blessington Bridge followed by right onto Lake Drive Road, continue for 1.5km then keep right to stay on Lake Drive Road for a further 800m. Turn left onto Carrig Lane, the property is located on the left hand side in 300m

[Location Map](#)

[Satellite View](#)

Property QR Code



Nugent Auctioneers

MAIN STREET, BLESSINGTON, CO. WICKLOW

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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