

Merginstown, Dunlavin, Wicklow

€ 418,000

BER C3

4

3

244 m²






Description

Nugent Auctioneers, 045 865 555, www.nugents.ie presents this large four bedroom bungalow with attic conversion offering extra accommodation. This property is an ideal opportunity for those looking to upsize and put their own stamp on a property with a generous site size of 0.47 hectares / 1.16 acres. The home is accessed by a tarmac driveway providing an abundance of parking space and features a large lean to style enclosed garage / shed measuring 135 sq. m. The paddock area to the rear of the property is a suitable enclosure for animals. The garden area boasts stunning panoramic views of the Wicklow Hills. Located just 1km from the N81 Road Ideal for those seeking the benefits of country living while remaining in easy commuting reach of Dublin City Centre and the surrounding areas of Blessington, Naas, and Newbridge. The nearby town of Dunlavin offers all necessary amenities along with a selection of excellent schools notably St. Kevins Community College and Kildare Steiner School.

Strictly by appointment

Property Details

Category	Detached House
Internal Area	244 m ²
Number of bedrooms	4
Number of bathrooms	3
BER Rating	
Price	€ 418,000

Features

BER: C3

c. 216 mtr sq. | c. 2,325 sq. ft

Built in c. 1976

Site c. 1.20 acres / c. 0.48 hectares

135 Sq. M Shed with Electricity & Water

Annex Area

1km from N81 Road

4km from Dunlavin

14km from Baltinglass

18km from Blessington

Own Well

O.F.C.H.

Septic Tank

Tourism

Saint Kevin's Cave - 4.9 km

Hollywood Sign - 5 km

Old Church - 3.6 km

Tober Parish - 3.4 km

Toor Lodge - 4.3 km

Memorial to 1798 rebellion - 4 km

Dunlavin Parish - 3.5 km

Dunlavin Registrars District 1885 - 4 km

Donard Parish - 3.8 km

Heritage

Lemonstown Motte - 3.8 km

The Piper's Stones - 2.8 km

Tornant Moat - 4.2 km

Education

Hollywood National School - 5 km

Jonathan Swift National School - 4.3 km

Leisure

Dunlavin ED - 4.1 km

Fair Green - 3.9 km

Natural

Yellow Lough - 2 km

Location

From Blessington head southwest on the N81 for 16km, turn right onto the L8316 for Boherboy. Continue for 1km before turning left, the property is located on the left 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

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 are to be relied on as a statement or representation of fact. 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 of this property. 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 themselves by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.