



NUGENT
AUCTIONEERS



**21 KILMALUM DRIVE
BLESSINGTON
CO. KILDARE
W91 F250**



Semi -
Detached



3



3



c. 92 sq m
c. 990 sq ft



BER B3



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie now bring Number 21 Kilmalum Drive to the market, this superb 3-bedroom semi-detached home benefits from a side entrance and ideal location which overlooks a green area. The Blessington Manor development is located just a short stroll from Main Street & Blessington Town Centre with excellent schools, shops, and various local amenities all in close proximity.

The home is 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

Please see our virtual tour for initial inspection.

LOCATION

From Main Street Blessington head southwest on the N81 at the roundabout before the Texaco service station take the 3rd exit in 200m take the 3rd exit followed by a left turn onto Kilmalum Drive, the property is located on the right-hand side.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

| | | |
|------------------------------|---------------|-------------------------------------|
| Entrance Hall | 4.94m x 2.05m | Understairs storage |
| Living Room | 4.93m x 3.35m | Wooden floor, feature gas fireplace |
| Kitchen / Dining Room | 5.46m x 3.32m | Double doors to Living Room |
| Guest WC | 2.08m x 1.21m | WC & WHB |
| Bedroom 1 | 2.96m x 2.03m | Built in wardrobe, carpet |
| Bedroom 2 | 3.99m x 2.70m | Built in wardrobe, carpet |
| Bedroom 3 | 3.26m x 3.28m | Ensuite, carpet |
| Ensuite | 2.45m x 1.26m | Shower cubicle, WC & WHB |
| Bathroom | 2.10m x 2.10m | Bath, WC & WHB |





SERVICES

- Mains Water
- G.F.C.H.
- Electricity

INCLUDED IN SALE

- Table & 4 Chairs
- Dishwasher
- Microwave
- Light Fittings
- Garden Shed
- Tv & Wall mount

ADDITIONAL INFORMATION/FEATURES

- BER: B3
- Off Street Parking
- Gated side entrance
- Overlooking green area

PRICE REGION AMV: €365,000

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 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.