



# 1 DEERPARK COURT BLESSINGTON CO. WICKLOW W91 XY60



Ground Floor  
Apartment



2



1



65.77Mtsq



**BER** C1



[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)** are delighted to present this ideal own door two-bedroom apartment situated in the gated development of Deerpark Court. Number One boasts the utmost privacy, it is surrounded by mature trees and shrubbery and is not overlooked. This is a perfect starter home or for a discerning buyer wishing to downsize.

Deerpark Court is located off the Naas Road, just 700m from the Blessington Town Centre Development, home to many large retailers such as Dunnes Stores, within walking distance to Main Street Blessington, and all local amenities such as schools, pubs, restaurants, supermarkets and many others. Blessington is serviced the 65 Dublin Bus Route to Dublin City Centre.

*Please see our virtual tour for initial inspection.*

## LOCATION

From Dublin take N81 into Blessington Village. In village turn right onto Naas Road, R410 and continue onto first roundabout. At roundabout take second exit onto Blessington ring road, the Deerpark Court Apartment Complex is on the right.

## ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

<b>Porch</b>	1.35m x 1.08m	Electric Heater / Tiled Floor
<b>Hallway</b>	3.32m x 0.97m	
<b>Cloak room</b>	0.80m x 0.60m	
<b>Sitting Room</b>	4.51m x 3.90m	Wooden Floor / Bay Window
<b>Kitchen</b>	3.89m x 3.62m	Tiled Floor / Patio Doors to green area and deck
<b>Bedroom 1</b>	3.44m x 3.07m	Wooden floor / Built in Wardrobes
<b>Bedroom 2</b>	3.88m x 2.68m	Wooden floor / Built in Wardrobes
<b>Main Bathroom</b>	3.33m x 1.80m	Bath / Shower over bath / Shower screen / Tiled floor / WHB / WC







## SERVICES

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

## INCLUDED IN SALE

- Blinds
- Light Fittings
- Curtains
- Fridge
- Washing Machine
- Cooker
- Hob
- Fan

## ADDITIONAL INFORMATION/FEATURES

- BER: C1
- c. 65.77 mtr sq. | c. 708 sq. ft
- Built in 2003

**PRICE REGION AMV: €238,000**

**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.