

## Merginstown, Dunlavin, Wicklow







#### **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 tarmacadam 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 m²
Number of bedrooms	4
Number of bathrooms	3
BER Rating	BER) C3
Price	€ 418,000



✓ 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.

**Features** 

✓ 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



Hollywood National School - 5 km

Jonathan Swift National School - 4.3 km



Dunlavin ED - 4.1 km

Fair Green - 3.9 km



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.





#### **Property QR Code**





# **♥** MAIN STREET, BLESSINGTON, CO. WICKLOW VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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