

## Monatore, Baltinglass, Wicklow

€ 180,000



BER G

2

1

79 m<sup>2</sup>





## Description

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie) are pleased to present this detached property to the market, standing on a site extending to c. 0.5 ha / 1.23 acres. This is an ideal renovation project offering excellent potential for development subject to the necessary planning permission. There is great opportunity for the new owner to put their own stamp on the home with some modernisation and upgrading. The site benefits from the various outbuildings with a multitude of potential uses. The property enjoys a picturesque rural setting overlooking Tinoran Hillfort. Situated along R747 road just 3.5km from Main Street Baltinglass / N81 Road. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more.

Strictly by appointment

Property Details

Category	Cottage
Internal Area	79 m²
Number of bedrooms	2
Number of bathrooms	1
BER Rating	<div>BERG</div>
Price	€ 180,000



Features

- |   |                                 |
|---|---------------------------------|
| ✓ BER: G  | ✓ c. 79 mtr sq.   c. 850 sq. ft |
| ✓ Built in c.1920   | ✓ Various Sheds                 |
| ✓ 3.5km from Baltinglass Town                               | ✓ 20km from Carlow Town         |
| ✓ 30km from Blessington                                     | ✓ Picturesque Site              |
| ✓ Two Vehicular Access Points                               | ✓ Pedestrian Entrance           |
| ✓ Well  | ✓ Electricity                   |
| ✓ No Septic Tank - to be installed as per planning approval |                                 |





 **Tourism**

Ballynure Parish - 2.8 km

Timolin Parish - 5 km

Stratford-on-Slaney Parish - 4.7 km

Baltinglass Registrars District 1885 - 1.3 km

Baltinglass Parish - 2.8 km

Killelan Abbey - 3.3 km

Glansavanny Moat - 4.3 km

Site of Kineagh Church (C of I) - 4.4 km

 **Leisure**

Moone Park - 4.5 km

Baltinglass ED - 3.3 km





● Heritage

Rahcoran Fort - 4.9 km

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Rathcoran - 4.9 km

🏠 Service

Moone Post Office - 4.4 km



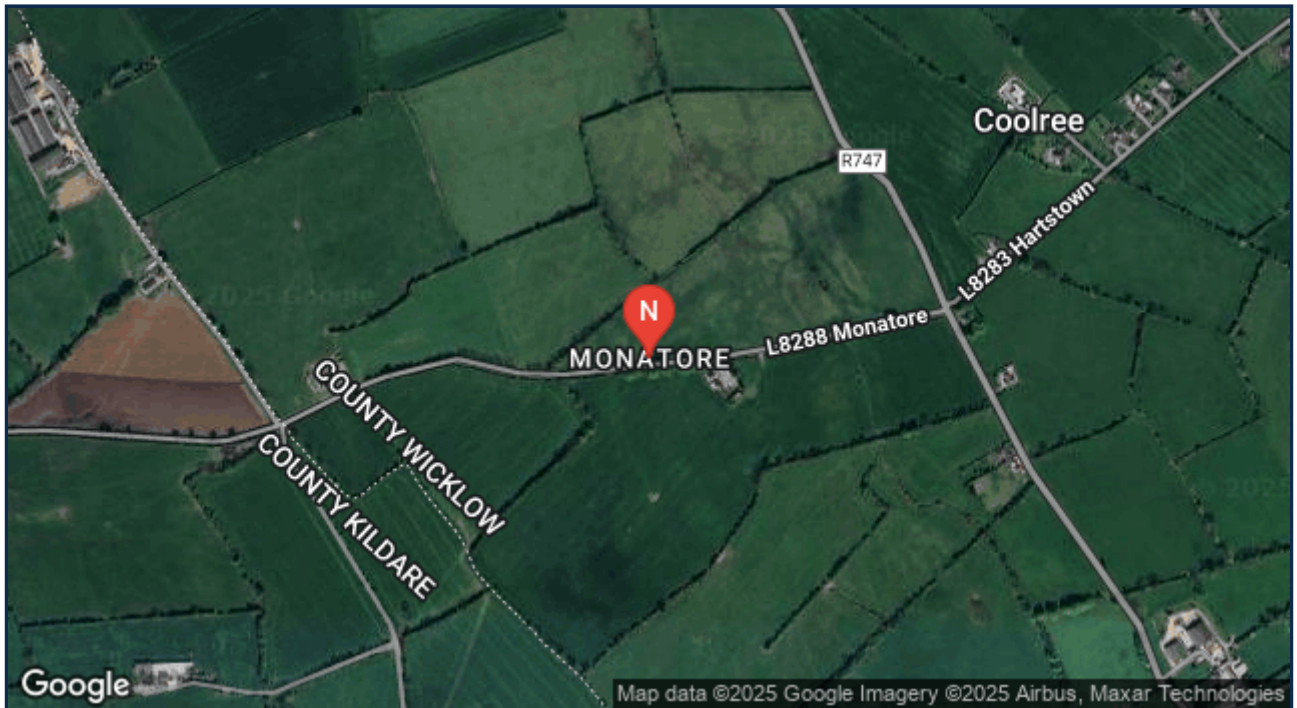


● **Man\_made**

Rathnagree - 4.3 km

## Location

From Main Street Baltinglass head southwest on Belan St/R747 towards Old County Road for 350m, turn right onto R747 and continue straight for 3.3km, the property will be 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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