

## Woodfield, Baltinglass, Wicklow

€ 499,000



BER C1

6

4

267 m<sup>2</sup>





## Description

Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie) now present this superior dormer residence to the market. Woodfield stands on a 0.3-acre site with a secluded gardener's paradise to the rear. The landscaped garden features a pond and various fruit trees. This impressive home has been lovingly maintained by its current owners. This is an ideal family residence which comes with ample space for both living and entertainment with its open plan kitchen, sitting and dining area, the home also boasts six generously sized bedrooms. The home has been renovated tastefully to the highest specification, such as the addition of a feature sky light window in the kitchen and quality fittings throughout the property. The home is located along the Castledermot Road on the outskirts of Baltinglass Town, only 1.5km from the Main Street. The home is ideally located for commuting, just 350m from N81 Road. The town of Baltinglass offers all services such as schools, supermarkets, pubs, restaurants, sports clubs and much more. This area offers a host of outdoor recreational activities with many nearby hiking areas, The Lords Wood, River Slaney and Baltinglass Golf Club.

Strictly by appointment

Property Details

Category	Detached House
Internal Area	267 m²
Number of bedrooms	6
Number of bathrooms	4
BER Rating	<div>BERC1</div>
Price	€ 499,000



Features

✓ BER: C1	✓ c. 267 mtr sq.   c. 2,873 sq. ft
✓ Built in c. 2000	✓ Wired breeze blocked garage with loft space
✓ Iron Gates	✓ Tarmacadam driveway
✓ Quooker Boiling Water Tap	✓ Wood Burning Stove
✓ Private Landscaped Garden	✓ Ample Parking
✓ 20km to Carlow Town	✓ Fiber Broadband
✓ Zoned Heating	✓ Censor Outdoor Lighting
✓ Mains Water	✓ O.F.C.H.
✓ Electricity	✓ Alarm





 **Tourism**

Baltinglass Registrars District 1885 - 4.5 km

Baltinglass Parish - 4.2 km

Baltinglass Union Workhouse, site of - 2.2 km

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

Fortgranite House - 4.3 km

Rathvilly Registrars District 1885 - 5 km

 **Heritage**

Rahcoran Fort - 2.8 km

Rathcoran - 2.7 km





● **Man\_made**

Rathnagree - 3.1 km

🌲 **Leisure**

Baltinglass ED - 1.6 km



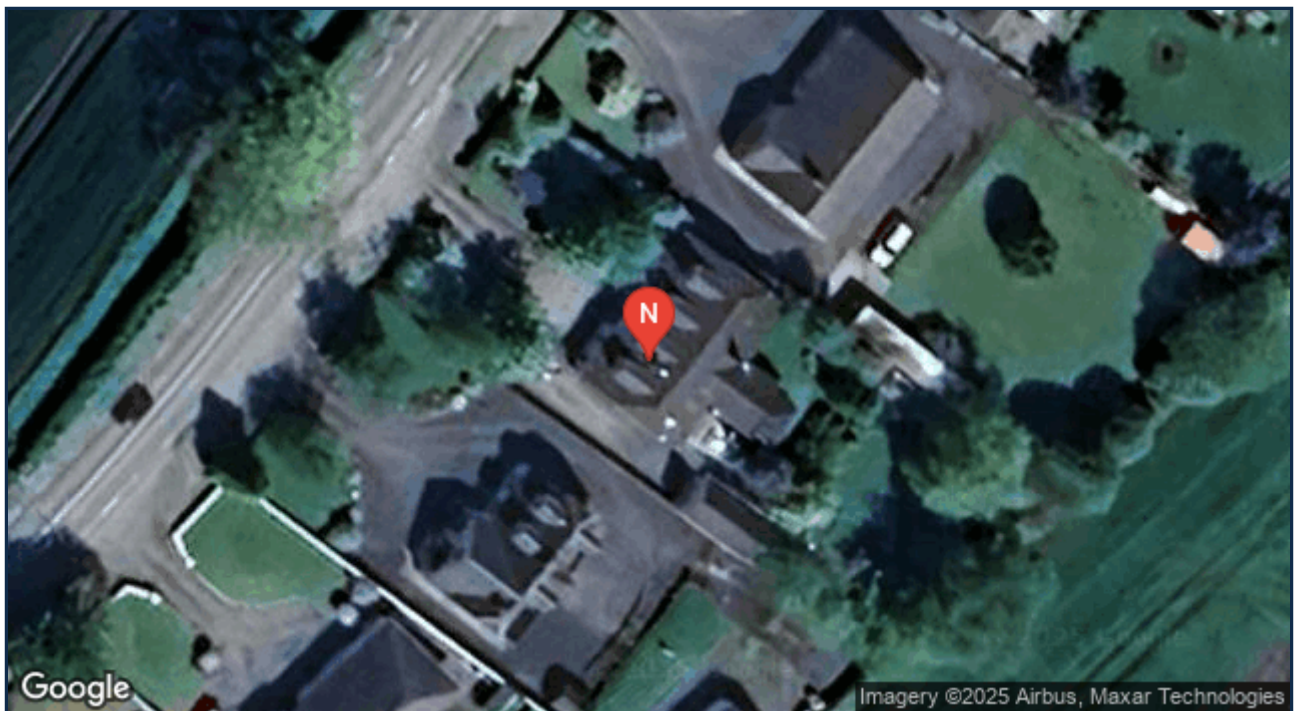


 **Healthcare**

Baltinglass District Hospital - 2.2 km

## Location

From Main Street (R747) Baltinglass head west towards N81, turn left onto the N81 and continue straight for 1.0km followed by a right turn onto the Castledermot Rd continue for 350m, 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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