



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**TWO BEDROOM APARTMENT,  
11 TOWN SQUARE,**



**BLESSINGTON, CO. WICKLOW,  
W91PY82.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(045) 865 568**

## **LOCATION:**

Situated in the centre of Blessington Village, Blessington offers a picturesque village on the banks of the Blessington Lakes. Situated just 18 miles from Dublin City centre the property is within an easy commute of other surrounding areas such as Citywest, Tallaght and Naas. The property is on the 65 Bus route and is a short distance from the Luas Line at Saggart.

## **DESCRIPTION:**

No. 11, is set in a development of only twenty apartments built in courtyard setting with balconies and private shared gardens in the heart of Blessington. The apartment extends to a generous c. 790 sq. ft./ 73.4 sq. mts. with a balcony of c. 95 sq. ft / 8.8 sq. mts. An underground car parking space is included in the purchase price. This first floor apartment looks down on the private landscaped gardens below which due to the southerly aspect will provide an ideal suntrap for the summer days. This property has many attractive features including a modern fitted kitchen with appliances included in the sale, wooden flooring, alarm, large storage space and fitted wardrobes.

## **ACCOMMODATION:**

### **Entrance Hall:**

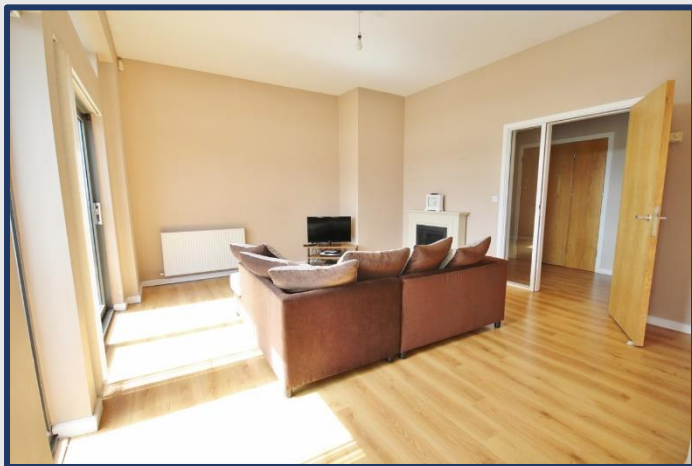
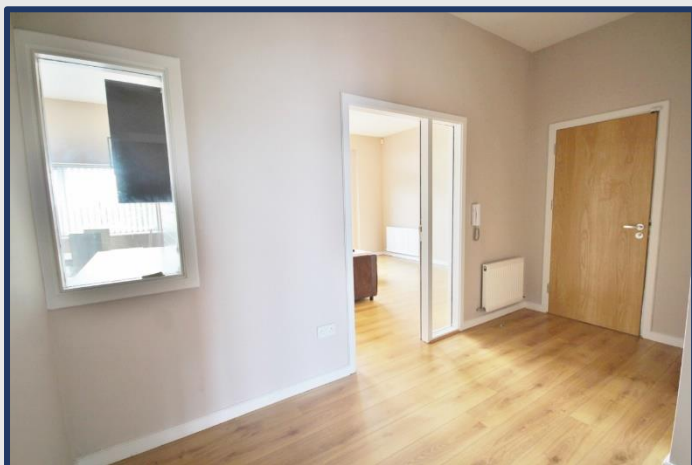
4.25m x 1.95m. With wooden flooring & storage closet.

### **Sitting Room:**

4.84m x 4.31m. With wooden flooring & patio doors to decked balcony and large opening to:

### **Kitchen:**

2.63m x 4.29m. With modern dark wood fitted units, oven & hob, washing machine, dishwasher, extractor fan, tiled floor & splashback.







**Bedroom 1 (Master):**

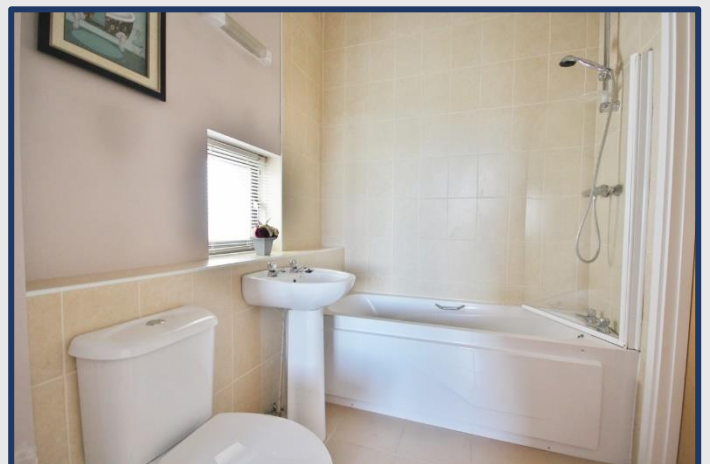
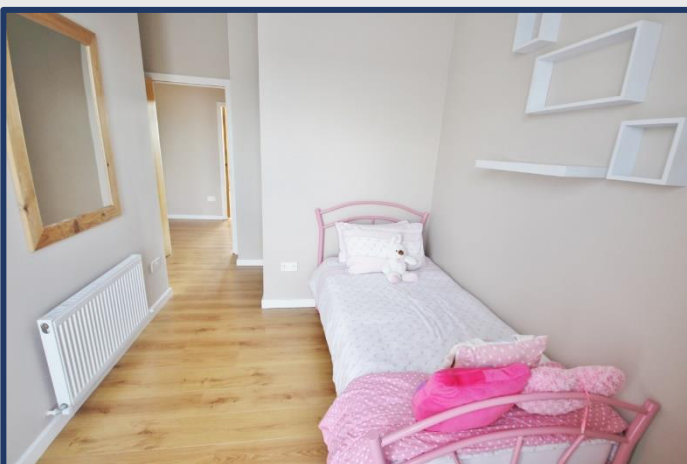
4.33m x 3.14m. With wooden floor, fitted wardrobes, large floor to ceiling windows and door access to bathroom.

**Bedroom 2:**

4.33m x 2.19m. With wooden floor, fitted wardrobes, floor to ceiling mirror.

**Bathroom:**

1.91m x 2.34m. With bath and shower, w.c, w.h.b., tiled floor and walls.





**VIEWING:** By Appointment Only

**BER RATING:** C3 (104274006)

**PRICE REGION:** €190,000

**MANAGEMENT FEE:** €1,500 Per Annum



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