



# 34 DEERPARK WALK

BLESSINGTON, CO. WICKLOW, W91 Y7T2



3



3



c. 117 sq.m



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

Situated on the edge of Blessington Town Centre, off the Blessington/ Naas Road, the property is within walking distance of all amenities and within easy commuting distance of Dublin and surrounding areas.

**Naas:** c. 6 miles. **Tallaght:** c. 10 miles. **Dublin City Centre:** c. 18 miles.

### DESCRIPTION:

Tastefully decorated throughout this charming property has been completely revamped and is presented for sale in show-house condition. The moment you walk through the door you can tell that this home has been well maintained and looked after by its owners. As well as standard features such as Natural Gas central heating, No. 34 boasts a top of the range, solid shaker kitchen with extended kitchen units, open plan kitchen/ living/ dining room, cosy sitting room with gas fire, walnut flooring and fitted wardrobes in all bedrooms. The bathrooms in this property are second to none with heated towel rails and high quality tiling and the attic has been renovated to allow a more usable space for family living. Outside there is a large concrete drive for off-street parking and to the back there is a detached concrete garage with ESB which is also plumbed for washing machine, a raised decking area to enjoy long sunny evenings and mature plants and shrubbery. This is a unique opportunity to acquire a turnkey property which will appeal to any discerning purchaser. Viewing recommended.

### ACCOMMODATION:

<b>Entrance Hall</b>	1.79m x 5.64m	With wooden flooring, guest w.c. and understairs storage.
<b>Sitting Room</b>	4.92m x 3.53m	With feature fireplace with gas fire insert, wooden flooring and coving.
<b>Kitchen</b>	5.64m x 2.57m	With maple shaker fitted units, tiled flooring, inset lighting and integrated dishwasher.
<b>Dining Room</b>	3.87m x 3.59m	With wooden flooring and sliding patio doors to garden.





## Upstairs

### Bathroom

2.35m x 2.15m

Landing with hotpress and attic.

With contemporary tiling, shower cubicle, w.c. and w.h.b.

### Bedroom 1

3.21m x 2.88m

With built in wardrobes and wooden flooring.

### Bedroom 2

5.00m x 3.00m

With wooden flooring, built in wardrobes, bay window and en-suite.

### En-Suite

3.22m x 1.60m

With shower cubicle, w.c., w.h.b., tiled floor and part tiled walls.

### Bedroom 3

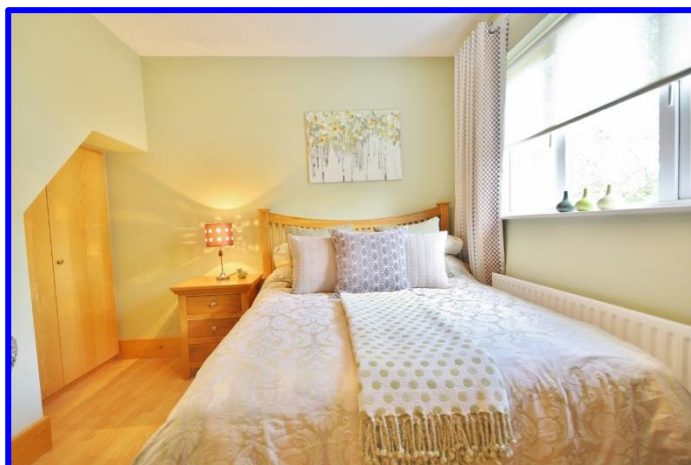
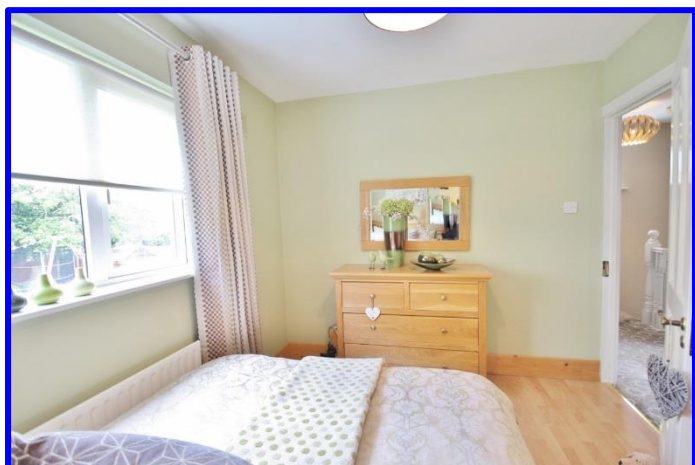
2.89m x 2.16m

With wooden flooring.

### Attic Room

2.92m x 4.41m

With wooden flooring and velux windows.





## **OUTSIDE:**

- Large concrete drive for off-street parking.
- Side entrance
- Large rear garden not overlooked
- Detached concrete garage with ESB
- Raised decking area
- Patio



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (112302492)**

**PRICE REGION:**

**€330,000**



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DOYLE**

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