



JP&M
DOYLE

Established. 1952

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FOR SALE

**THREE BEDROOM DORMER BUNGALOW,
7 HAYWOOD,
BLESSINGTON,**



**CO. WICKLOW,
W91 XK77.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated on the edge of Blessington Town Centre, off the Blessington/ Naas Road. The property is within walking distance of schools, shops and numerous local amenities all closeby and also within easy commuting distance of Dublin and the surrounding areas.

Naas: c. 6 miles/10 km. **Tallaght:** c. 10 miles/16 km. **Dublin City Centre:** c. 18 miles/ 28 km.

DESCRIPTION:

Immaculate three bedroom dormer residence located in a quiet cul de sac in the ever popular Haywood Estate. Haywood is a mature settled estate with a large green area and mature trees. The property is not overlooked and extends to c. 118 sq.m/ 1,265 sq.ft, and the rooms are all good sizes. Internally the property is decorated in neutral/ grey tones throughout with wooden flooring, wainscoting, solid fuel cast iron stove in the living room, fitted wardrobes, and a beautiful country garden, well laid out with Kilkenny limestone patio to the rear and new steel shed. This is a rare opportunity to purchase a bungalow residence in one of Blessington's popular and much sought after developments and early viewing is highly recommended.

ACCOMMODATION:

Entrance Hall:

7.58m x 1.89m. With wooden floor.

Living Room:

3.82m x 4.76m. With cast iron wood burning stove, wooden floor, coving and opening to:

Dining Room:

3.98m x 2.84m. With wooden floor and double doors to garden.

Kitchen:

6.17m x 2.96m. With shaker style fitted units, oven, hob, extractor fan, tiled floor and splashback and door to back garden.

Bathroom:

2.87m x 1.75m. With shower, w.c., w.h.b., tiled floor, part tiled walls and hotpress.

Bedroom 1:

2.89m x 3.44m. With wooden floor.





Upstairs:

Bedroom 2:

4.83m x 2.66 (max)m. With fitted wardrobe.

Bathroom:

2.60m x 1.94m. With bath, w.c., w.h.b. and velux window.

Bedroom 3:

4.82m x 3.10 (max)m. With fitted wardrobe.



OUTSIDE:

- Gardens Front & Rear
- Off Street Parking
- Clane Steel 13.5 ft x 10 ft Storage Shed
- Patio Area
- Side Entrance



VIEWING:

By Appointment Only

BER RATING:

C2 (111827663)

PRICE REGION:

€325,000



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PSRA Licence: 002264

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