



Two Bedroom Ground Floor Apartment,  
17 Woodleigh Grove  
Blessington, Co. Wicklow, W91 RR26




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1



70 sq.m

 (045) 865 568

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## For Sale by Private Treaty

### LOCATION:

Situated in a quiet development on the Dublin side of Blessington village. The village boasts many amenities including shops, churches, schools, restaurants and pubs as well as leisure activities such as water sports on Blessington Lake, hill walking in the magnificent Wicklow mountains, equestrian sports and golf at Tulfarris, Baltyboys, Slade Valley and South County Dublin courses all close by. The property is easily accessible to Dublin and surrounds and a regular bus service (no. 65) would benefit commuters to and from Dublin City Centre that would prefer to leave the car at home.

**Naas:** c. 8 miles.

**Tallaght:** 10 Miles.

**Dublin City Centre:** c. 18 miles.

### DESCRIPTION:

Two bedroom own door apartment located at the end of a block. The property is in showhouse condition and has a lovely homely atmosphere, with wooden flooring, shaker style fitted kitchen units and large living and sleeping accommodation. The bathroom has recently been completely refurbished and fitted out with stunning tiling and sanitary ware. This apartment is well laid out and it also benefits from a private rear courtyard just off the main bedroom. With gas fired central heating and ready to walk into, this apartment would make the ideal starter home or investment opportunity.

### ACCOMMODATION:

<b>Entrance Hall</b>	1.66m x 1.94m.	With wooden flooring.
<b>Living Room/ Dining Room</b>	5.00m Max x 6.41m.	With wooden flooring, feature fireplace & gas fire insert.
<b>Kitchen</b>	3.11m x 2.1m.	With shaker style fitted units, under counter & eye level oven & gas 4 ring hob, extractor fan, tiled floor & tiled splash back.





**Hallway** 3.42m x 1.04m.

With hotpress

**Bathroom** 2.46m x 1.7m.

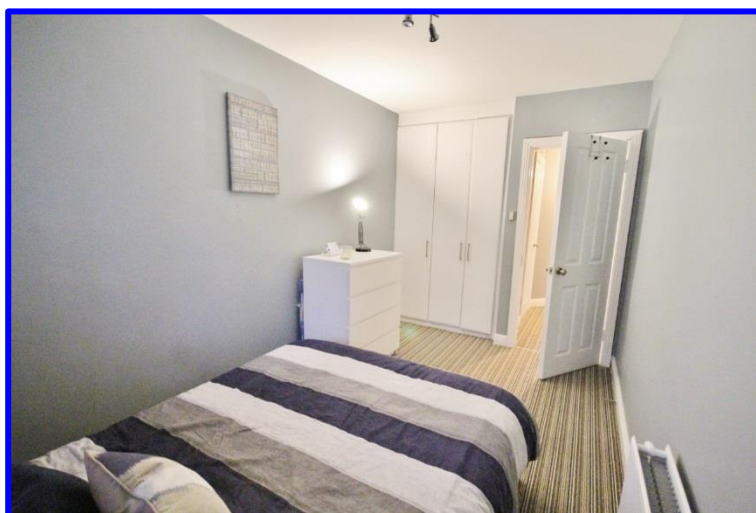
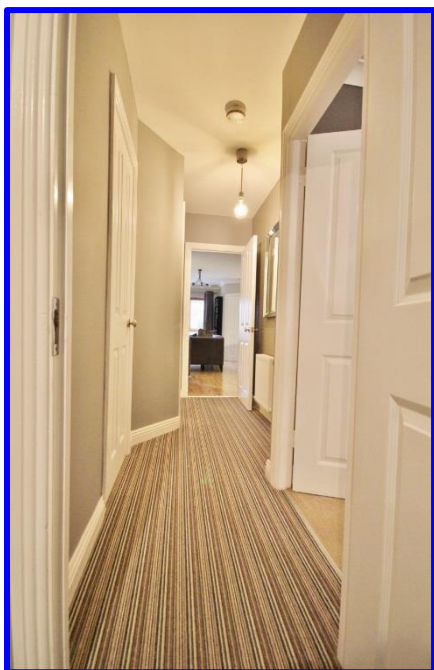
With contemporary tiling, bath & overhead rainfall shower, glass shower screen. Sink with vanity unit & w.c.

**Bedroom 1** 5.06m x 2.48m.

With fitted wardrobe & door to rear patio area.

**Bedroom 2** 2.37m x 4.07m.

With fitted wardrobe.







**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1 (112887518)**

**PRICE REGION:**

**€199,000**



**JP&M**  
**DOYLE**

Established. 1952

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**PSRA Licence: 002264**

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