



Established. 1952

# JP&M DOYLE

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

**THREE BED SEMI DETACHED RESIDENCE,  
40 MILLTOWN GATE,  
BLESSINGTON,**



**CO. WICKLOW,  
W91 P9P7.**

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

**(045) 865 568**

## **LOCATION:**

Milltown Gate is located just on the edge of Blessington Village. It's a walk from the beautiful Blessington Lakes yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathallagh and Naas. Water sports are available on your doorstep with the Avon Ri sports centre providing sailing, canoeing, windsurfing, not to mention guest holiday accommodation, restaurant and bar.

**Naas:** c. 12 km. **Dublin City Centre:** c. 28km.

## **DESCRIPTION:**

Tastefully decorated this almost new home has been completely decorated and is presented for sale in show-house condition. The property extends to c. 106 sq.mts/ 1,141 sq.ft. and is an energy efficient A Rating. The moment you walk through the door you can tell that this home has been well built with a host of extras included. The beautiful tiling in the hallway that leads through to the open plan kitchen dining room creates a great sense of space. The kitchen in its painted Blue Acre colour stands out from the norm and creates a bright space to cook and entertain. All the internal doors are solid oak shaker style some with glass panels and the bathrooms are tiled in superior tiling throughout. With natural gas central heating the property is backed up with solar panels which heat the water all year round. This is a beautiful estate and the sale of No. 40 provides a unique opportunity to acquire a turnkey property which will appeal to any discerning purchaser. Viewing of this property will not disappoint!

## **ACCOMMODATION:**

### **Entrance Hall:**

6.61m x 2.01m. With contemporary tiled flooring, understairs storage and guest w.c.

### **Living Room:**

4.27m x 3.25m. With large bay window overlooking green, feature fireplace with gas stove and double doors to:

### **Kitchen/ Dining Room:**

5.74 (max)m x 5.30m. With shaker feature kitchen, centre island unit, integrated fridge freezer, dishwasher, washing machine, oven and gas hob, tall larder unit and double doors to sunny back garden



**Upstairs:**

Landing with hotpress and Stira stairs attic access.

**Bathroom:**

2.69m x 2.03m. Fully tiled with contemporary tiling, bath with electric shower, glass shower screen, w.c., w.h.b. and heated towel rail.

**Bedroom 1 (Master):**

3.80m x 3.28m. With fitted wardrobes and en-suite.

**En-Suite:**

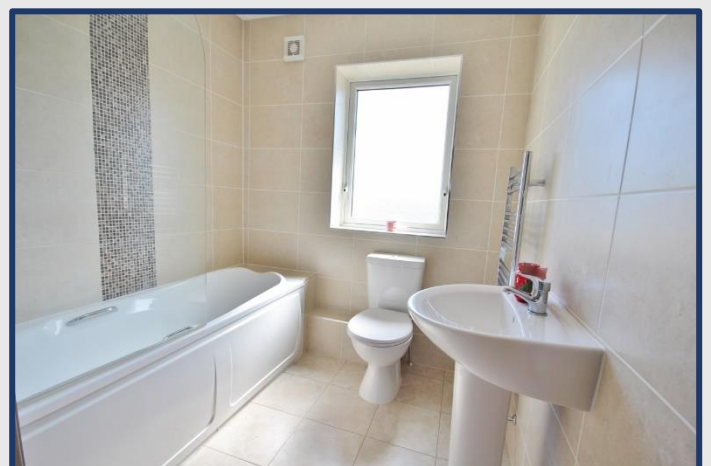
3.30m x 0.99m. Fully tiled with shower cubicle with rainfall shower head, w.c., w.h.b. and heated towel rail.

**Bedroom 2:**

3.28m x 3.06m. With fitted wardrobes.

**Bedroom 3:**

3.32m x 1.99m. With fitted wardrobes.





**VIEWING:** By Appointment Only  
**BER RATING:** A3  
**PRICE REGION:** €325,000



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**DOYLE**

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Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)

PSRA Licence: 002264

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