



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

**BUNGALOW WITH EXCEPTIONAL LAKE VIEWS
ON C. 0.54 ACRE/ 0.22 HA.,
SPRINGWELL LANE, BALLYKNOCKAN,**



**NR. BLESSINGTON, CO. WICKLOW,
W91 V0P9.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Located just off the Lake Drive (L4365) on the Valleymount side of Ballyknockan Village, this four bed bungalow is located in the most picturesque setting over-looking the Blessington Lakes. The panoramic views make this one of the most exceptional properties currently available in the area. Ballyknockan Village is just a stroll away and there are a host of leisure activities on and around the lake with sailing, kayaking, windsurfing, walks around the lakes, not to mention golf, hill walking and equestrian pursuits all close by. Ballyknockan and Lacken villages are both nearby with schools, pubs, shops and churches. Blessington provides further amenities with an array of shops, eateries, pubs, schools and churches. Blessington: c.12km. Dublin: c. 45km

DESCRIPTION:

Charming bungalow standing on an elevated site of c. 0.54 acres/ 0.22 hectares bounded by mature trees and hedgerows. The panoramic views from the front of the property capture a large portion of the Blessington Lakes and its surroundings. Extending to c. 127 sq. mts/ 1,358 sq. ft the property is laid out hall, living room, dining room, kitchen/ breakfast room, bathroom, four bedrooms master en-suite in excellent condition thought with many attractive features including beamed ceilings, double glazed windows, enclosed patio area in this most scenic and private setting.

ACCOMMODATION:

Entrance Hall:

With tiled and wood flooring and beamed ceilings.

Sitting Room:

5.81m x 4.78m. With feature cast iron fireplace, beamed ceilings and wood flooring.

Dining Room:

4.72m x 3.22m. With beamed ceilings and patio doors to patio area.

Kitchen/ Dining Room:

5.07m x 3.25m. With tiled flooring, modern fitted kitchen, vaulted beamed ceiling.



Bedroom 1: 3.61m x 2.74m.

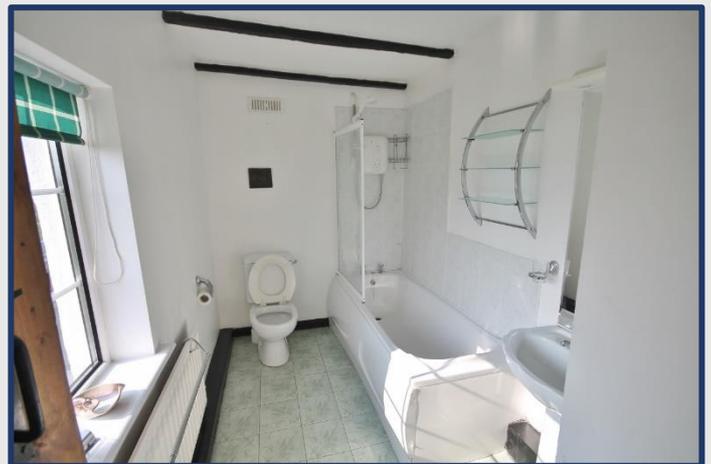
Bathroom: 3.17m x 1.73m. Fully tiled with bath, w.c. and w.h.b.

Bedroom 2: 3.59m x 2.73m.

Bedroom 3: 3.07m x 2.90m. With en-suite.

Bedroom 4 (Master): 5.06m x 4.08m. With built in wardrobes, doors to patio and en-suite.

En-Suite: With shower, w.c., w.h.b. and sauna.



OUTSIDE:

- Enclosed Patio Area
- Front Patio
- Mature Gardens on Two Levels very Private
- Large shed to the rear of the property with ESB
- Large storage shed

SERVICES:

- **Water:** Private Well
- **Sewage:** Septic Tank
- **Heating:** Oil Fired Central Heating



VIEWING:

By Appointment Only

BER RATING:

F (111153318)

PRICE REGION:

€375,000



JP&M
DOYLE

Established. 1952

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

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.