



Established. 1952
**JP&M
DOYLE**

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FOR SALE
EXTENDED THREE BED RESIDENCE
26 DEERPARK WALK,



BLESSINGTON, CO. WICKLOW,
W91WV00.

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 near to hand and also within easy commuting distance of Dublin and the surrounding areas.

Naas: c. 6m/10 kms. Tallaght: c. 10 m/16 kms. Dublin City Centre: c. 18 m/28 kms.

DESCRIPTION:

This is a rare opportunity to acquire a beautiful extended three bedroom residence located at the end of a cul-de-sac in a very settled and much sought after development. The property is c. 15 years old and extends to a generous c. 131.56 sq.m./1416sq.ft. The property has been extended to the rear and side with the kitchen being increased in size and the addition of an extra living room off. The interior of this property is in excellent condition throughout with a light colour palette making the most of every room. The large south facing garden is also a big bonus allowing in an abundance of light throughout the house and a private rear decking area is perfect for long sunny days. There is also a large green area to the side of the property. ***Early viewing highly recommended.***

ACCOMMODATION:

Entrance Porch: With tiled floor.

Entrance Hall: 5.57m x 1.80m. With tiled floor and guest w.c.

Living Room: 4.86m x 3.62m. With feature fireplace with gas fire insert, bay window, wooden flooring and double doors to:

Dining Room: 3.87m x 2.75m. With wooden flooring and patio doors to garden.



Kitchen: 6.11m x 5.05m. With solid beech shaker units, eye level double oven, gas hob, extractor fan, centre island unit & tiled floor & splashback, double doors & garden.



TV Room:

5.67m x 3.11m. With feature fireplace with open fire, wooden floor & bay window.



UPSTAIRS:

Landing with hotpress.

Bedroom 1:

3.48m x 3.31m. With fitted wardrobes and wooden flooring.

Bedroom 2:

4.99m x 3.30m. With fitted wardrobes & wooden flooring & bay window.

En-suite:

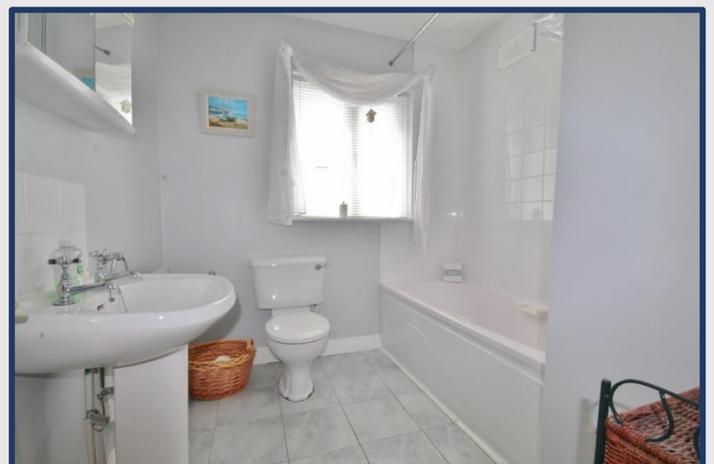
1.65m x 3.29m. Fully fitted with shower, w.c. & w.h.b.

Bedroom 3:

2.89m x 2.20m. With fitted wardrobes & wooden flooring.

Bathroom:

2.37m x 2.15m. With tiled floor & part tiled walls, bath, w.c. & w.h.b.



OUTSIDE:

- Side entrance
- Front garden with off street parking
- Rear garden
- Patio area
- Green house
- Two Barna sheds
- Large green area to the side



VIEWING:

By Appointment Only

BER RATING:

C3 (105784979)

PRICE REGION:

€325,000



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PSRA Licence: 002264

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