



32 BURGAGE MANOR

BLESSINGTON, CO. WICKLOW, W91 NW84



4



3



c. 127sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This tastefully decorated property is located in a mature tree lined cul-de-sac in the prestigious & popular Burgage Manor Development. Located just on the edge of Blessington Village, Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin.

Naas: c. 12 km **Citywest:** c. 9 km **Dublin City Centre:** c.28 km

DESCRIPTION:

Attractive two storey brick fronted residence extending to c. 127 sq.m/ 1,367 sq.ft. The property is elegant in its décor and is in excellent condition throughout. It has gas fired central heating with generous living and sleeping accommodation. The living and dining room are both well proportioned and the addition of the sunroom to the rear of the property is enhanced by the sunny rear aspect of the back garden. Upstairs three bedrooms have fitted wardrobes and the master bedroom has a lovely bay window and en-suite. The front of the property overlooks a large green area with mature trees making for a lovely outlook when inside the home. This is a lovely property in a much sought after development, the likes of which are rarely offered for sale. Early viewing is advised.

ACCOMMODATION:

Entrance Hall	6.30m x 1.86m	With guest w.c. and utility room.
Utility Room	1.54m x 1.49m	Plumbed for washing machine with gas boiler.
Kitchen	5.08m x 2.66m	With solid maple shaker kitchen units, double oven, fridge freezer, dishwasher, tiled floor and splashback.
Dining Room	3.21m x 3.95m	With sliding patio door to sun room.
Living Room	5.33m x 4.04m	With bay window, feature fireplace, double doors to dining room.
Sun Room	3.02m x 1.82m	With tiled flooring and door to garden.



Upstairs

Bedroom 1 3.25m x 2.28m

Bedroom 2 3.62m x 4.11m

En-Suite 2.01m x 1.55m

Bedroom 3 3.51m x 2.94m

Bedroom 4 2.94m x 2.42m

Bathroom 2.11m x 1.74m

Landing with hotpress and attic access with ladder.

With bay window and fitted wardrobes.

With shower, w.c., w.h.b., tiled floor, part tiled walls and skylight.

With fitted wardrobes.

With fitted wardrobes.

With bath, w.c., w.h.b., tiled floor and part tiled walls.



OUTSIDE/ FEATURES:

- Property overlooks large green area
- Off street parking
- Side entrance
- Walled rear garden
- Barna shed
- Brick fronted residence
- Gas fired central heating



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (112290259)

PRICE REGION:

€350,000



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.