



“THE VIEW”

RESIDENCE WITH EXCEPTIONAL LAKE VIEWS

BALLYKNOCKAN, NR. BLESSINGTON, CO. WICKLOW, W91 W7P3



c. 195 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This unique property is located in one of the region's most spectacular locations overlooking Blessington lakes and the surrounding countryside. The panoramic views make this one of the most exceptional properties currently available in the area. Located in the beautiful stone village of Ballyknockan within walking distance of the pub and all amenities. Vallemount and Lacken villages are both nearby with schools, shops and churches and the town of Blessington is also close by which offers churches, primary and secondary schools, pubs, restaurants and shops as well as the Town Centre development which includes Dunnes Stores and many other retailers. **Blessington:** c. 7 miles. **Dublin:** c. 25 miles.

DESCRIPTION:

"The View" is an attractive property set on mature manicured gardens laid out in Hall, Living Room, Dining Room, Kitchen, Study, Bathroom and 4/5 Bedrooms with Four En-Suite Bathrooms most rooms command exceptional lake and mountain views. The property has Dual Fired Central heating (Oil Fired Central & Solid Fuel) and is in excellent condition through. The house extends to c. 195 sq.mts/2,099 sq.ft with a detached Store/ Utility to the rear and enclosed patio areas.



ACCOMMODATION:

Entrance Hall

With tiled floor.

Living Room

5.46m x 3.66m.

With feature marble fireplace and cast iron inset, wood flooring, lake views and double doors to:

Dining Room

5.77m x 3.73m.

With lake views, wood flooring, patio doors to garden and double doors to:



Kitchen

5.65m x 2.87m.

With modern fitted units, tiled floor and splashback, inset lighting, built in oven, hob and extractor fan.

Study/ Bedroom 1

2.90m x 2.73m.

With lake views.

Bathroom

3.01m x 1.39m.

With bath, w.c., w.h.b. and fully tiled.



Bedroom 2

5.42m x 3.24m.

With built in wardrobes and en-suite.

En-Suite

With shower, w.c., w.h.b. and fully tiled.

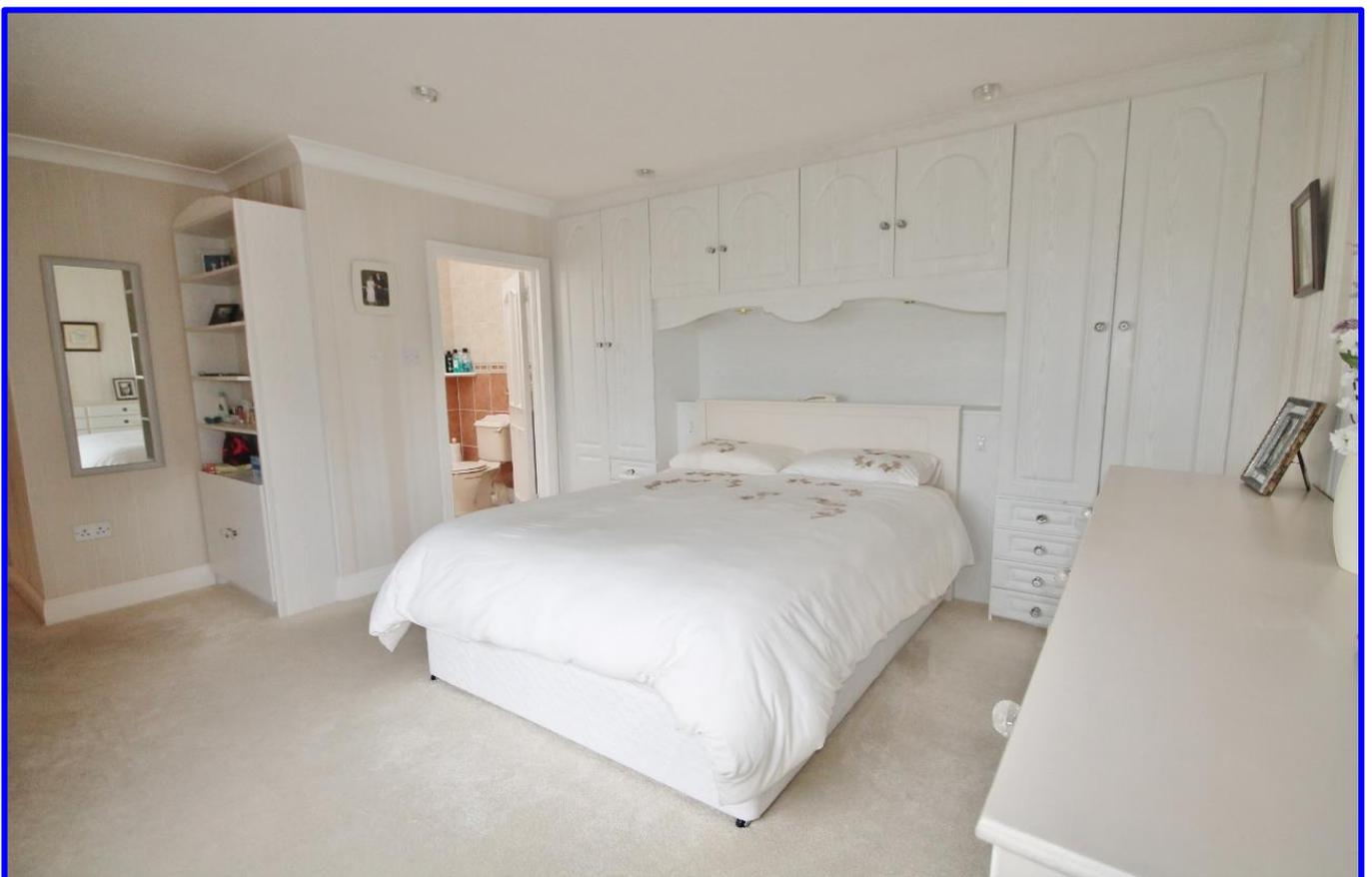
Bedroom 3

5.78m x 4.17m.

With built in wardrobes and en-suite.

En-Suite

With shower, w.c., w.h.b. and fully tiled.



Bedroom 4

5.66m x 2.95m.

With built in wardrobes and en-suite.

En-Suite

With shower, w.c., w.h.b. and fully tiled.

Bedroom 5

4.17m x 3.78m.

With built in wardrobes and en-suite.

En-Suite

3.64m x 1.87m.

With shower, w.c., w.h.b. and fully tiled.



OUTSIDE:

- Gardens on c. 0.46 acre/ 0.186 hectares with amazing views of Blessington Lakes.
- Large Boiler House, Utility and outside WC. Plant Room with Well.
- Landscaped shrub lined gardens, several patio areas.





VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (101498103)

PRICE REGION:

€545,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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