



13 WOODLEIGH GROVE,  
BLESSINGTON, CO. WICKLOW, W91AC90



3



2



c. 98 sq.m



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

This large three bedroom duplex is situated in a quiet development on the Dublin side of Blessington village. The village boasts many amenities including shops, churches, schools, restaurants and pubs as well as leisure activities such as water sports on Blessington Lakes and hill walking in the magnificent Wicklow mountains. The property is easily accessible to Dublin and surrounds and a regular bus service (no. 65) would benefit commuters to and from Dublin City Centre that would prefer to leave the car at home.

**Naas:** c. 8 miles. **Tallaght:** c. 10 miles. **Dublin City Centre:** c. 18 miles.

### DESCRIPTION:

Spacious, three-bedroom, two storey duplex with own door access, overlooking a green area extending to c.98 sq.mt/ 1,052 sq.ft. The living space is very bright and airy with good sized kitchen to the front and large living room to the back with sliding patio doors to a private balcony. The bedrooms are all a good size, the master bedroom has its own en-suite. Outside the property boasts ample parking to the front of the property.

### ACCOMMODATION:

<b>Hall:</b>	1.28m x 4.34m + 0.98m x 5.06m (Max).	
<b>Living Room:</b>	5.06m x 4.35m.	With feature fireplace with gas fire insert and door to balcony.
<b>Balcony:</b>	1.95m x 5.35m.	With wooden decking and steel railings.
<b>Kitchen:</b>	4.25m x 3.69m.	With fitted kitchen units, electric oven and gas hob and tiled splashback.



**Upstairs:**

**Landing:** 1.24m x 2.65m.

**Bedroom 1 (Master):** 3.33m x 4.07m.

**En-Suite:** 0.89m x 3.12m.

**Bathroom:** 1.70m x 2.20m.

**Bedroom 2:** 3.43m x 2.62m.

**Bedroom 3:** 2.70m x 4.24m.

With attic access.

With built in wardrobes and en-suite.

With shower cubicle, w.c., w.h.b. and wall cabinet.

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

With built in wardrobes.

With built in wardrobes.



## OUTSIDE:

- Large green area opposite
- Ample parking
- Private balcony not overlooked
- Patio area to the front of the property



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B3 (112251004)**

**PRICE REGION:**

**€220,000**



JP&M  
**DOYLE**

Established. 1952

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