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DOYLE

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FOR SALE

**THREE BED SEMI DETACHED RESIDENCE,
43 KILMALUM DRIVE, BLESSINGTON MANOR**



**BLESSINGTON, CO. WICKLOW,
W91 AE63.**

jpmdoyle.ie

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LOCATION:

43 Kilmalum Drive is located in the first phase of the Blessington Manor development and is a small private estate off the Kilmalum Road. It is located just a walk from the bustling village of Blessington which has an abundance of pubs, eateries, churches and schools. Blessington has kept its country feel yet has been greatly enhanced in recent years with the New Town Centre Development which incorporates various retail outlets including Dunnes Stores. Commuting is easy with the 65 Bus serving the village not to mention the Luas park and ride c. 20 minutes away at Citywest. Dublin and surrounds are easily accessible on the N81 and M50 motorway.

Naas: 10 Km. **Dublin:** c. 24kms.

DESCRIPTION:

Three bed semi detached home extending to c. 90 sq.mts/966 sq.ft. This property comprises of entrance hall with guest w.c., living room with double doors opening to kitchen/ dining room. Upstairs there are three bedrooms, two double and one single room with the master bedroom being en-suite and separate bathroom. The property is c. 12 years old and is modern in fit out. The garden is very generous in size with lawn and patio and a wooden barna shed for storage. This is an ideal property for both first time buyers or investors alike.

ACCOMMODATION:

Entrance Hall:

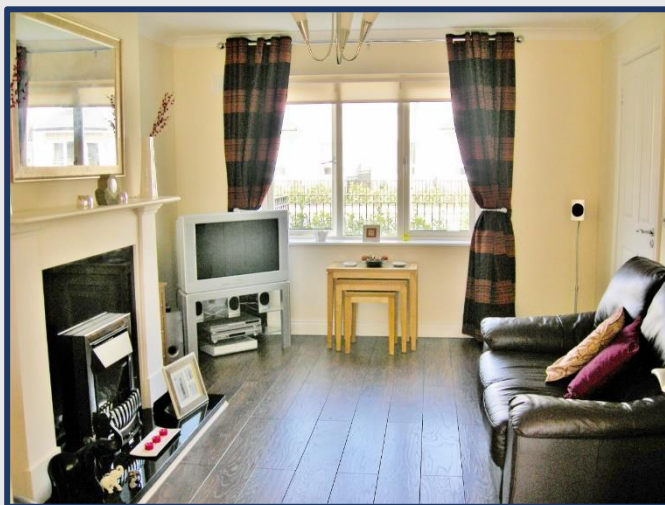
4.93m x 2.05m. With tiled floor and guest w.c.

Living Room:

4.93m x 3.33m. With wooden floor and feature fireplace with gas fire insert and double doors to:

Kitchen/ Breakfast Room:

5.48m x 3.33m. With solid oak kitchen units, tiled floor and double doors to back garden.



Upstairs:

Landing with hotpress and attic access.

Bedroom 1:

2.99m x 2.02m. With fitted wardrobes.

Bedroom 2:

4.00m x 3.24m. With fitted wardrobes.

Bedroom 3:

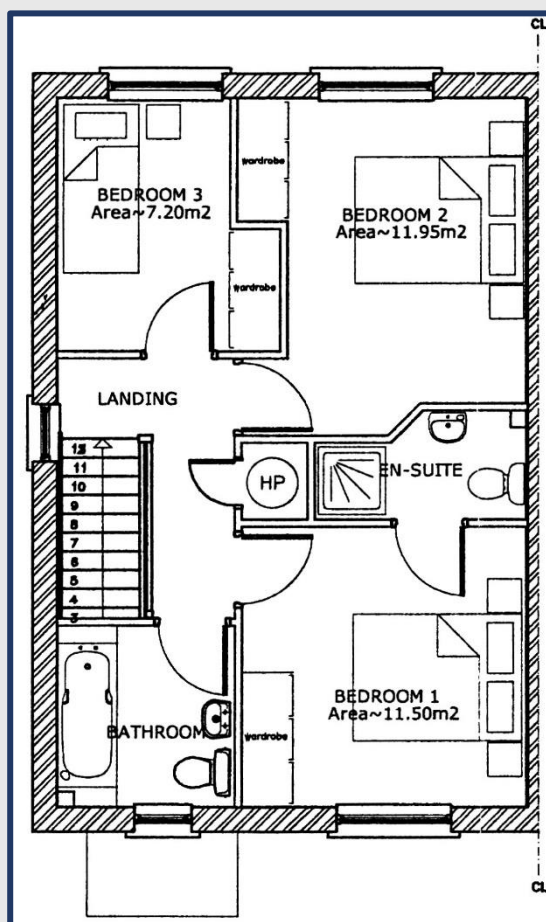
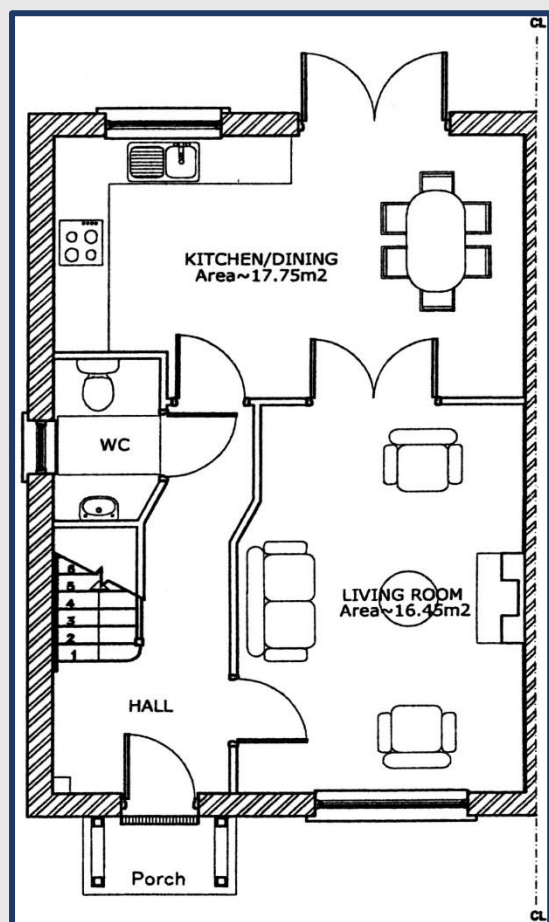
3.28m x 3.24m. With fitted wardrobes and en-suite.

En-Suite:

2.47m x 1.24m. With shower, w.c. and w.h.b.

Bathroom:

2.11m x 2.06m. Part tiled with bath, w.c. and w.h.b.



OUTSIDE:

- Side entrance
- Rear patio area
- Barna shed



VIEWING:

By Appointment Only

BER RATING:

C2 (100191907)

PRICE REGION:

€299,000



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PSRA Licence: 002264

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