



# Three Bedroom Residence

16 Woodleigh Park,

Blessington, Co. Wicklow, W91 R599



3



2



100.27 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

This home is perfectly located overlooking a large green area with mature trees to the front of the property, in the popular Woodleigh development on the Dublin side of Blessington Village. All amenities –shops, churches, schools, pubs and restaurants – are within walking distance while the Town Centre development, which includes Dunnes Stores and various other retail and leisure outlets are on your doorstep. Blessington is a popular commuter`s choice being only 18 miles from the city and also with the benefit of a regular Dublin Bus service (No 65).

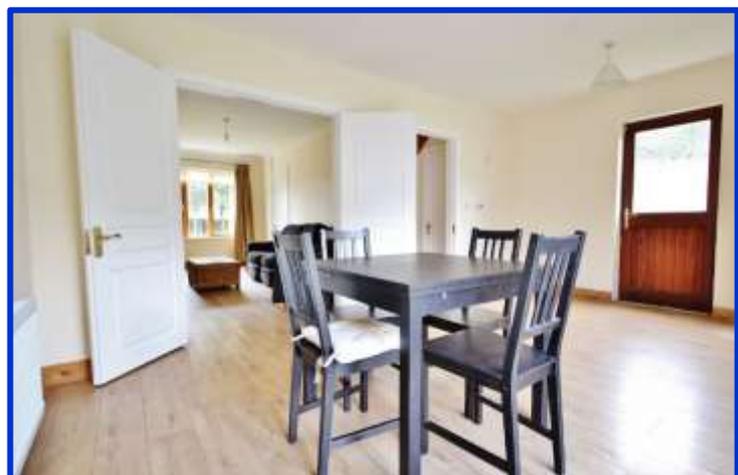
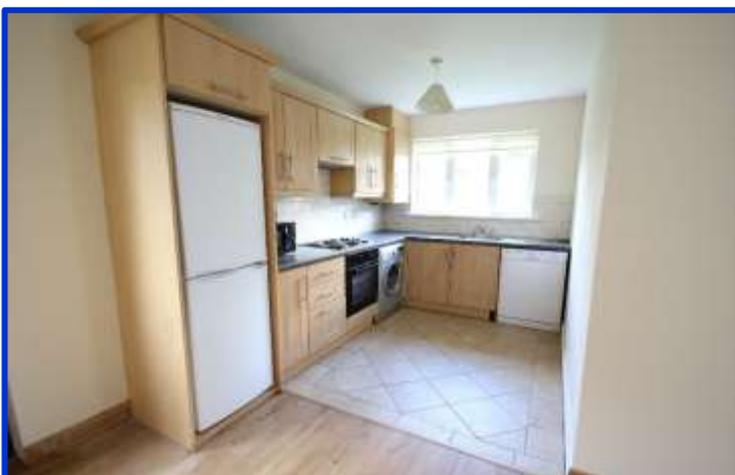
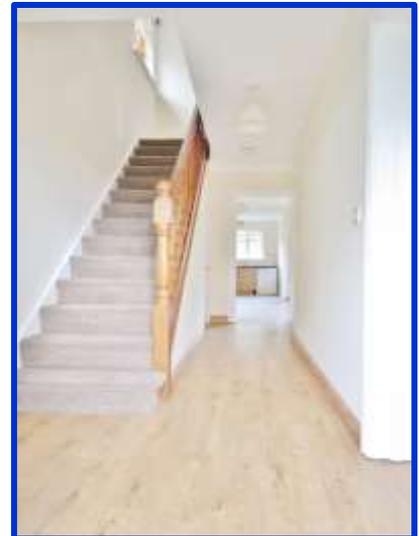
**Naas:** c. 7 miles. **Dublin:** c. 18 miles.

### DESCRIPTION

Beautiful three bedroom residence located in a quiet cul de sac in Woodleigh. No.16 is located on a corner site with a large side entrance and extra large gardens. Having been completely repainted inside and out this home is presented in excellent condition. It boasts wooden floors throughout on the ground floor and new carpet upstairs. The bedrooms are all of good sized proportions and all have fitted wardrobes. The bathroom and en-suite are fully tiled throughout. With gas fired central heating and located in a quiet part of the Woodleigh estate, this is the perfect home for a working couple or a growing family with plenty of space for children to run around safely.

### ACCOMMODATION:

<b>Entrance Hall</b>	4.74m x 1.82m.	Wooden Flooring & Guest WC
<b>Kitchen/ Dining Room</b>	5.31m x 3.5m./ 2.27m x 2.69m	Shaker style fitted kitchen units, tiled backsplash, oven + hob, tiled flooring in kitchen area. Wooden flooring and sliding patio doors to garden in dining area.



## Upstairs

### Bathroom

2.27m x 1.95m.

Landing & Attic Access.

Bath, W.C & WHB. Fully tiled.

### Bed 1

3.39m x 3.22m.

Fitted W.D.

### Bed 2

4.29m x 2.89m.

Fitted wardrobe & En-Suite.

### En-Suite

2.09m x 1.95m.

Fully tiled, shower, W.C & WHB.

### Bed 3

2.78m x 2.31m.

Fitted wardrobe.



## OUTSIDE/FEATURES

- Large Side entrance
- Front of property not overlooked
- Gas fired central heating
- Wooden flooring
- Kitchen appliances included.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (105433452)**

**PRICE REGION:**

**€315,000**



JP&M  
**DOYLE**

Established. 1952

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**PSRA Licence: 002264**

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