



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE**

**THREE BED SEMI DETACHED RESIDENCE,  
96 THE WILLOWS, BURGAGE MANOR,**



**BLESSINGTON, CO. WICKLOW,  
W91PR52.**

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

**(045) 865 568**

## **LOCATION:**

This delightful & 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. 12km **Citywest:** c. 9 km **Dublin City Centre:** c.28km.

## **DESCRIPTION:**

Attractive brick fronted, semi detached dormer bungalow. The property is presented for sale in immaculate condition, and comprises a well-designed layout throughout extending to c. 121 sq. mts/ 1300 sq. ft. with generous living and sleeping accommodation. The décor is neutral in tone and features include wooden floor, three en-suite bedrooms, large master bedroom with bay window, separate utility room, gas fired central heating and sunny rear aspect that is low maintenance with decking area. This is a lovely home in walk in condition in a much sought after development, viewing is highly recommended.

## **ACCOMMODATION:**

**Entrance Hall:** 6.70m x 1.82m. With wooden flooring, guest w.c. and under stairs storage.

**Guest W.C.:** 1.41m x 1.76m. With tiled flooring, w.c. and w.h.b.

**Living Room:** 4.77m x 4.09m. With bay window, feature fireplace and inset solid fuel stove and wooden flooring.

**Kitchen/ Dining Room:** 3.10m x 6.81m. With fitted maple shaker style kitchen units, gas oven and hob, extractor fan, tiled flooring and splashback, and door to Utility Room.

**Utility Room:** 1.62m x 1.89 (max)m. Plumbed for washing machine with door to rear gardens.





**Bedroom 1:**

2.79m x 2.95m. With fitted wardrobes, wooden flooring and en-suite.

**En-Suite:**

1.00m x 1.87m. With electric shower, w.c., w.h.b., part tiled walls and tiled flooring.



**Bedroom 2 (Master):**

4.98m x 3.58m + 2.03m x 0.91m. With fitted wardrobe and dressing table, wooden flooring, large bay window and en-suite.

**En-Suite:**

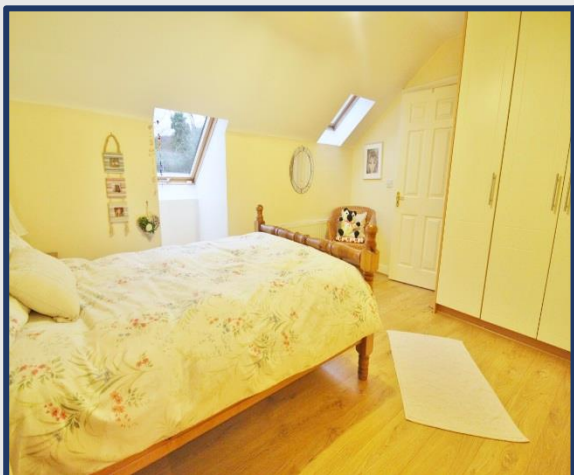
1.84m x 1.46m. With w.c., w.h.b., shower cubicle, part tiled walls and tiled flooring.

**Bedroom 3:**

4.12m x 2.96m. With fitted wardrobe, wooden flooring, velux window and en-suite.

**En-Suite:**

2.24m x 1.81m. With bath, shower cubicle, w.c. and w.h.b. and fully tiled.





## **OUTSIDE:**

- Landscaped front garden.
- Not overlooked to front or rear.
- Located in a private cul de sac.
- Low maintenance rear garden.
- Barna shed and decking area.



**VIEWING:**

By Appointment Only

**BER RATING:**

C1 (108908146)

**PRICE REGION:**

€300,000



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