



Established. 1952  
**JP&M  
DOYLE**

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**FOR SALE**

**TWO BEDROOM RESIDENCE,  
17 WOODLEIGH AVENUE,  
BLESSINGTON,**



**CO. WICKLOW,  
W91 R623.**

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

**(045) 865 568**

## **LOCATION:**

Located 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:**

Spacious, two bedroom, mid-terrace residence located in a quiet cul de sac in Woodleigh. The property c. 80 sq. mts / 861 sq. ft is cleverly designed with well-proportioned living space and two double bedrooms. To the front the property is not overlooked and there is a communal parking area. The rear garden which is accessed from the kitchen is a good size and is a blank canvas for any budding gardener. It comes with a barna shed for further storage.

## **ACCOMMODATION:**

### **Entrance Hall:**

1.62m x 1.66m. With wooden floor.

### **Living Room:**

4.80m x 3.49m. With open fire, wooden floor and storage closet.

### **Kitchen:**

4.47m x 3.53m. With tiled floor and splashback, fitted maple shaker units, oven & hob and double doors to back garden.



**Upstairs:**

Landing with hotpress and attic access.

**Bathroom:**

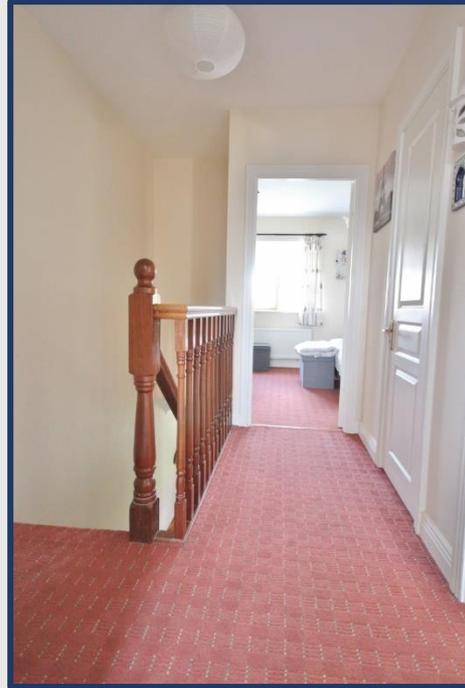
2.49m x 1.80m. With bath with electric shower, glass shower screen, w.c., w.h.b., tiled floor and part tiled walls.

**Bedroom 1:**

3.96m x 2.60m. With fitted wardrobe.

**Bedroom 2:**

4.50m x 3.14m. With fitted wardrobe.



## OUTSIDE:

- Communal parking
- Property is not overlooked from the front
- Walled & fenced rear garden
- Barna shed



**VIEWING:**

By Appointment Only

**BER RATING:**

C1 (108247867)

**PRICE REGION:**

€229,000



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