



# “MAPLE LODGE”

BUNGALOW WITH STUNNING LAKE VIEWS ON C. 0.55 ACRE/ 0.22 HA.,  
LACKEN, NR. BLESSINGTON, CO. WICKLOW, W91 Y9Y7

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION:

Situated on an elevated site with stunning views overlooking the Blessington Lakes, a mere stone's throw from the village of Lacken. Lacken village is a picturesque small village on the banks of the Blessington Lakes. With panoramic views of the Wicklow Mountains and the Blessington Lakes stretching out in front, this is a truly beautiful place to live. There are many excellent amenities in the area including Tulfarris and Baltyboys golf clubs, the scenic lake drive road and greenways, various water sports on the lake, hill walking and an equestrian centre closeby. Within Lacken there is a state-of-the-art national school, the famous 'Zellers Pub', a chapel and a vibrant community centre. The renowned historic Russborough House is just outside Blessington. City West Business Park and the Luas are a 20 minute drive away.

**Blessington:** c. 3.5 miles.    **Dublin:** c. 23 miles.

### DESCRIPTION:

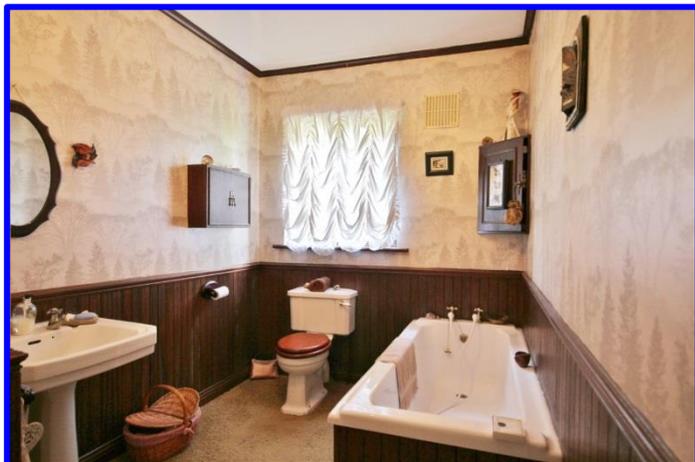
Attractive modern bungalow with bright and spacious accommodation in good condition throughout, standing on a site of c. 0.55 acre/ 0.22 ha. The property is full of charm and character from the moment you enter. The kitchen is a solid hand-crafted kitchen with serving hatch to dining room and Chinese Granite flooring. The fireplace in the main living room has a feature stone work surround and the large picture windows to the front of the house encapsulate the view from inside out. The dining room has wood flooring and a lovingly hand-crafted ornate stone wall. All bedrooms are large and there is bespoke wood panelling in the master bedroom, a spectacular view of the lake and large hand-crafted wardrobes and furniture. Outside the gardens have been well designed and maintained by the current owners with ornate shrubbery that is arranged to flower all year round while also offering shelter and tranquillity. The detached garage could easily be used as a studio, an office or as a workshop if the purchaser so wished. The property benefits from oil fired central heating and outside boiler house.

This is the perfect opportunity to purchase a home with spectacular lake views and endless possibilities.



## ACCOMMODATION:

<b>Hall</b>		With hot press and and cloakroom.
<b>Sitting Room</b>	4.57m x 3.63m.	With wood flooring, feature stone fireplace and spectacular lake views.
<b>Dining Room</b>	4.18m x 3.28m.	With wood flooring and a lovingly hand-crafted ornate stone wall.
<b>Kitchen/ Breakfast Room</b>	3.69m x 3.66m.	With hand-crafted kitchen units and Chinese Granite flooring.
<b>Utility</b>	2.53m x 1.84m.	Fully fitted with Chinese Granite flooring.
<b>Bathroom</b>	3.33m x 2.08m.	With bath, w.c., w.h.b., shower and fully tiled.
<b>Bedroom 1 (Master)</b>	4.40m x 4.12m.	With feature wood panelling, large hand-crafted wardrobes and furniture and a spectacular view of the lake.
<b>Bedroom 2</b>	3.32m x 3.33m.	
<b>Bedroom 3</b>	3.97m x 3.00m.	
<b>Detached Garage</b>	6.02m x 6.02m.	





**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2 (112206453)**

**PRICE REGION:**

**€465,000**



JP&M  
**DOYLE**

Established. 1952

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