



Three Bedroom Semi-Detached Residence  
149 Burgage Manor  
Blessington, Co. Wicklow, W91 FK27




3




3



102.27 sq.m

 (045) 865 568

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## For Sale by Private Treaty

### LOCATION

This 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.

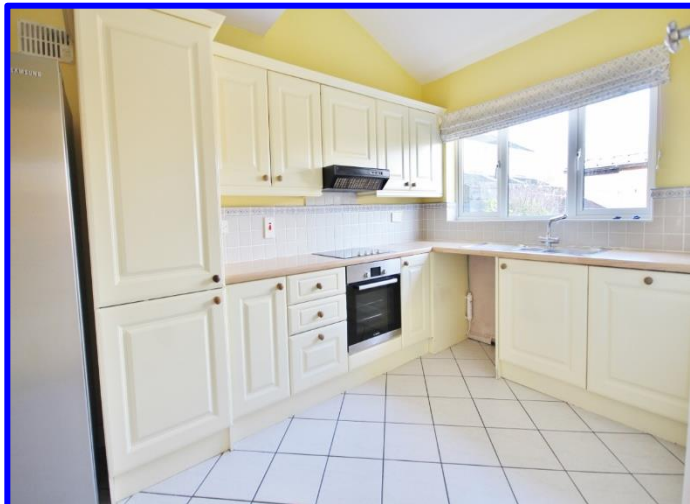
**Naas:** c. 12Km    **Citywest:** 9 Km    **Dublin City Centre:** c.28Km

### DESCRIPTION:

Attractive brick fronted two storey residence extending to c. 103 sq.mts / 1108 sq.ft. The property is in excellent condition and the décor is neutral in tone with features including solid wood flooring in the open plan living and dining room, large opening to sunroom with wooden flooring and double doors to garden, gas fired central heating, the bedrooms are generous in size with fitted wardrobes and sliderobes in all rooms, master bedroom en-suite. The property overlooks a large green area with feature oak trees to the front and the rear garden has the benefit of a detached fully insulated shed with ESB which currently houses the washing machine and tumble dryer but could also be used as a workshop or store. The sandstone rear patio is low maintenance. This is a lovely family home in a much sought after development, viewing is advised.

### ACCOMMODATION:

<b>Entrance Hall</b>	5.13m x 1.83m.	With wooden flooring & guest w.c
<b>Living Room/Dining Room</b>	8.22m x 3.41m.	With feature fireplace with gas fire insert, bay window, wooden flooring & ornate coving.
<b>Sunroom</b>	2.18m x 2.62m.	With wooden flooring.
<b>Kitchen/Breakfast Room</b>	6.15m Max x 2.48m.	With fitted units, built in oven & hob, intergrated dishwasher, tiled flooring & splashback.



**Upstairs:**

**Bedroom 1 (Master)** 3.71m x 3.5m

With sliderobe wardrobes & large bay window overlooking green area.

**En-suite** 2.12m x 1.88m

Fully tiled & corner shower cubicle, w.c & w.h.b.

**Bathroom** 2.12m x 1.88m

Fully tiled with bath, w.c. & w.h.b.

**Bedroom 2** 3.25m x 2.59m

With sliderobe wardrobe.

**Bedroom 3** 3.45m x 2.06m

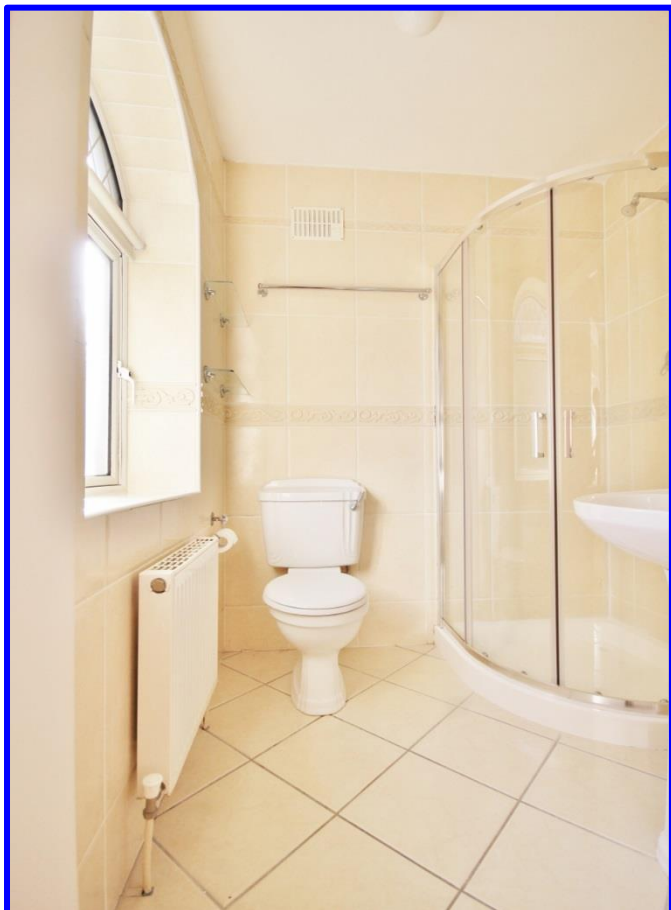
With sliderobe wardrobe.

**Outside Shed Divided:**

**Room 1** 4.17m x 2.79m

Plumbed for washing machine.

**Room 2** 1.88m x 2.79m





### Outside:

- Off-street parking.
- Side entrance.
- Rear garden covered in Sandstone slabs.
- Garden shed with ESB:

Room 1: 4.17mx 2.79m. Plumbed for washing machine.

Room 2: 1.88m x 2.79m



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D1 (111226437)**

**PRICE REGION:**

**€ 335,000**



JP&M  
**DOYLE**

Established. 1952

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