



Bungalow On c.0.5 Acres/ 0.2 Ha.

Humphreystown, Blessington, Co. Wicklow, W91 A3X0.



4



2



180 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated just off the Lake Drive Road (R758) at Humphreystown close to Tulfarris Hotel & Golf Club and Vallemount. Vallemount is a small village on The Blessington Lakes with all amenities including the Church, School, and Public House. The property is situated c. 7.5 Km. South of Blessington close to the Blessington Lakes and just off the N81 within easy commuting distance of Dublin City. The Dublin Bus (No.65) route can be accessed from a bus stop which is within walking distance. The area is renowned for its scenery and beauty with a host of local amenities such as Golf in the nearby Tulfarris & Blessington Lakes Golf Clubs, Horse Riding, Sailing, Hill walking and much more. **Blessington:** c. 8.6 Kms. **Dublin:** c. 43 Kms.

DESCRIPTION

J.P & M Doyle are delighted to offer to the market an attractive three bedroom bungalow residence accessed via a tree lined drive and set amidst landscaped gardens. The property has beautiful views of the surrounding countryside with lawned gardens and patio areas where one can relax. Internally the house is neutral in decor with open plan Kitchen/ Living area making for pleasant family living. The accommodation has been carefully designed. There are two fine reception rooms to the front of the property, while the kitchen has country style units overlooking the beautifully landscaped rear gardens. There are Three Bedrooms (Master En Suite), a Bathroom and an attached Garage area, ideally suitable for conversion. There are lovely large patio windows off the breakfast room and the gardens are extremely striking with mature trees and ornate shrubbery.

ACCOMMODATION:

Storm Porch:

Entrance Hall:

With hotpress & cloakroom off and panelled walls.





**Dining Roo/
Bedroom 4 :**
Living Room:

4.24m x 3.51m.
5.30m x 3.34m.

feature fireplace & built in TV unit.

With wooden flooring, feature fireplace (gas insert) built in TV unit.





Kitchen/ Breakfast Room: 8.33m x 3.70m. With country style fitted kitchen units, tiled floor & splashback large glass windows and patio doors.





Bedroom 1:

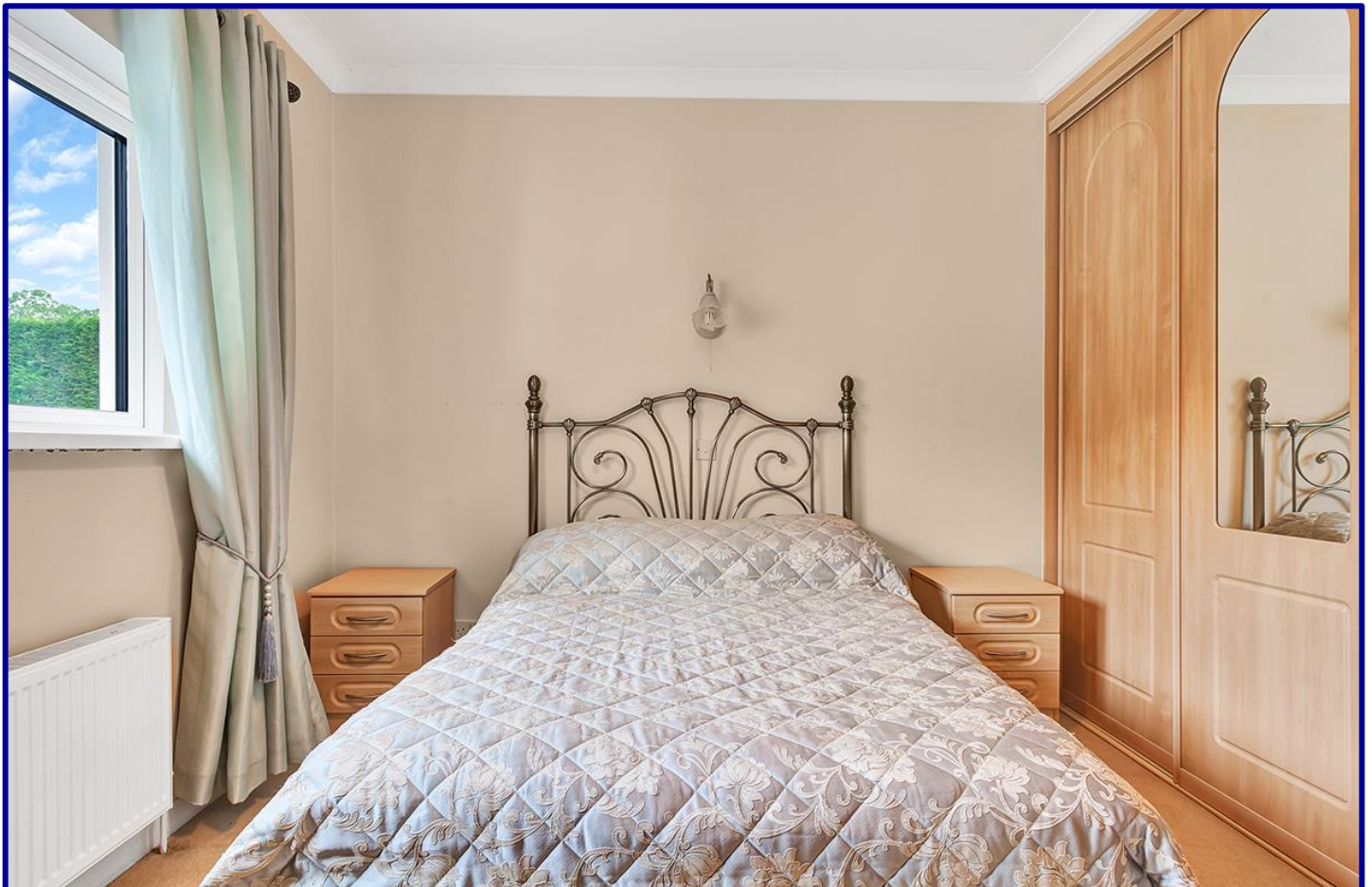
3.28m x 3.13m.

With built in wardrobe & vanity unit.

Bedroom 2:

3.73m x 3.53m.

With built in wardrobes & vanity unit.





Bedroom 3: (Master)

4.00m x 3.28m.

Built in wardrobes & vanity unit.

En-Suite:

2.89m x 1.17m.

Fully tiled with shower cubicle, W.C. & W.H.B.

Bathroom:

3.33m x 1.67m.

Fully tiled with jacuzzi bath, large shower, W.C. & W.H.B.





ATTIC:

Large attic Area partly floored 13.6m x 3.75m.

Attached Garage/ Workshop: 7.75m x 5.39m.



FEATURES:

- Magnificent gardens.
- Electric Gates.
- CCTV.
- Attached garage: 7.75m x 5.39m.
- Private patio area to the rear.
- Mature trees and ornate shrubbery.
- Triple Glazed Windows.
- Open plan kitchen/ Breakfast room.
- Solid Oak doors.
- Mains and Private Well.



VIEWING:

BY APPOINTMENT ONLY

BER:

TBC

PRICE REGION:

€595,000



JP&M
DOYLE

Established. 1952

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