



8 Kilmalum Drive | Blessington Manor | Blessington
Co. Wicklow | W91 YA25



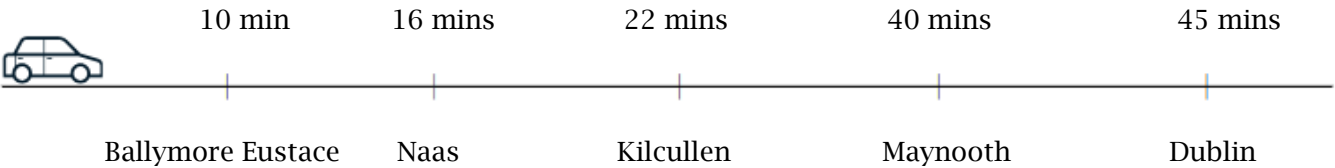
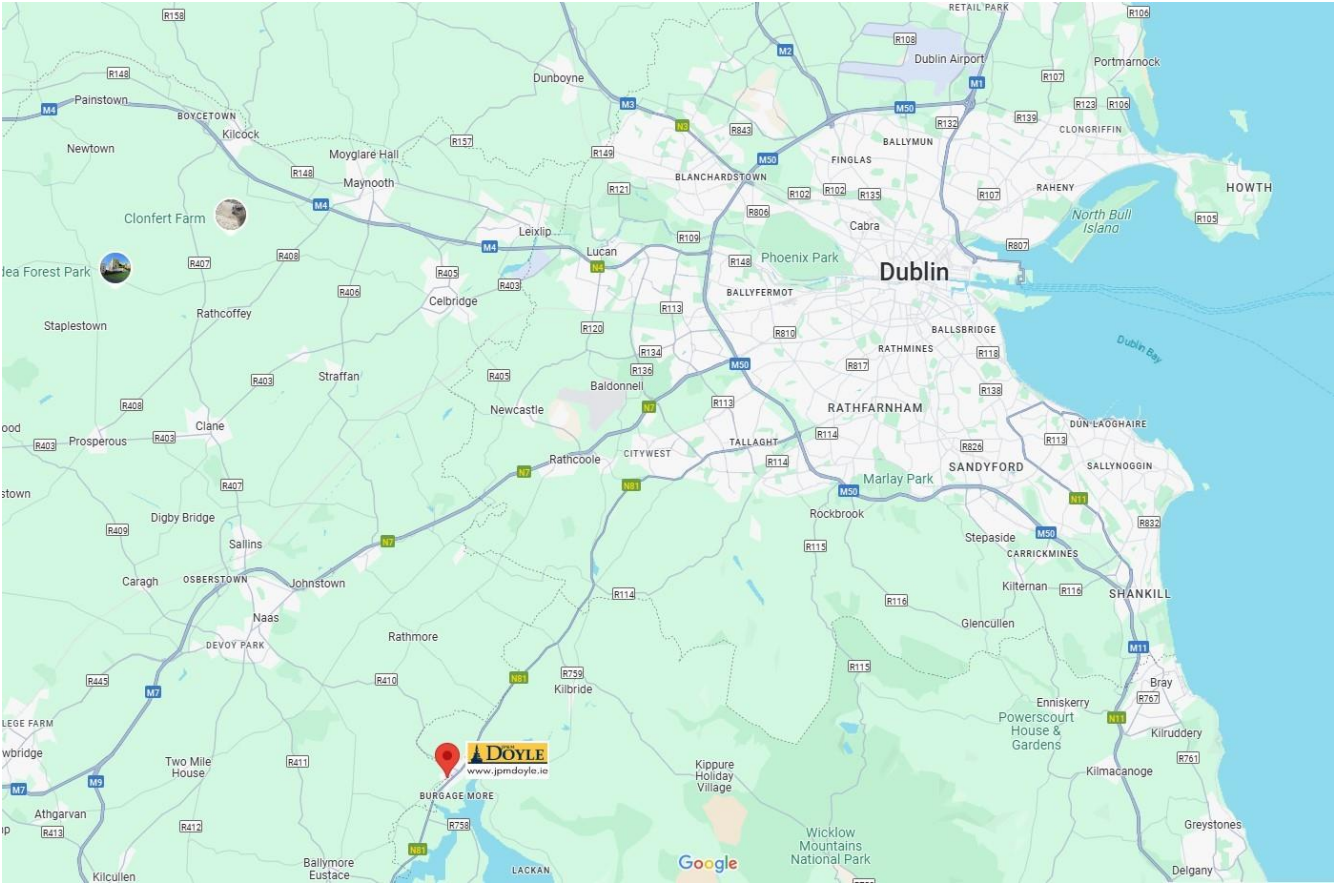
FOR SALE BY PRIVATE TREATY

LOCATION

Blessington Manor is located just a walk from the bustling village of Blessington which has an abundance of pubs, eateries, churches and schools. Blessington has kept its country feel yet has been greatly enhanced by the New Town Centre Development which incorporates various retail outlets including Dunnes Stores. The Avon Holiday and leisure resort is a short stroll away as is the new park which is a much welcome facility for the local community, with a playground, a walkway into Glending, shorter walks, seating areas, tennis courts, a bowling area, and a playing surface.

Blessington is easily accessible to Dublin and surrounds via the 65 Bus, the Luas Park and ride at Saggart and the N81 which is a direct link to the M50.

- Naas: c. 13 kms.
- Kilcullen: c. 17 kms.
- Dublin: c. 37 kms.



DESCRIPTION

This is a beautiful three bedroom residence with a very different layout, boasting a generous 103 sq.mts/1108 sq.ft, of accommodation that is sure to appeal to many a discerning purchaser. The rooms are all spacious and bright with a modern fit out. The bedrooms are very generous with the master bedroom having its own walk-in wardrobe and en-suite. All bedrooms have fitted wardrobes. The property benefits from a sunny south facing rear aspect and the garden is low maintenance. This is a lovely family home in a small cul de sac development. Early viewing is recommended.



ACCOMMODATION

ENTRANCE HALL	2.13m x 5.69m	With wooden flooring and guest W.C.
LIVING ROOM	6.06m x 3.26m	With fireplace with gas fire inset and dual aspect windows.
KITCHEN	6.09m x 2.95m	With fitted kitchen units, porecelain tiled floor, tiled spalshback and french doors to garden.
LANDING	3.41m x 1.06m	With attic access and hotpress.
BEDROOM 1	4.38m x 3.15m	With walk in wardrobe and en-suite.
EN-SUITE	1.55m x 1.78m	With shower cubicle, W.C and W.H.B. tiled floors and part tiled walls.
WALK IN WARDROBE	1.56m x 1.32m	With shelves and hanging rails.
BEDROOM 2	3.14m x 2.27m	With fitted wardrobes.
BEDROOM 3	3.1m x 2.95m	With fitted wardrobes.
BATHROOM	2.22m x 1.69m	With bath W.C and W.H.B, fully tiled.



GALLERY







OUTSIDE & SERVICES

- Off street parking.
- Cobble-lock front drive.
- Low maintenance rear garden.
- Patio area.
- Barna shed.



VIEWING:

By Appointment Only

PRICE REGION:

€420,000

BER:

B3

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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