

A single-story bungalow with a brown tiled roof and white walls. It has a small front porch with a white door and a small window. The house is surrounded by a green lawn and trees. A gravel driveway leads to the front of the house. A large bush with yellow flowers is in the foreground on the left.

BUNGALOW ON C. 0.5 ACRE | 0.202 HA.,  
**POULAPHOUCA**  
BALLYMORE EUSTACE  
CO. WICKLOW | W91 XV24



# LOCATION

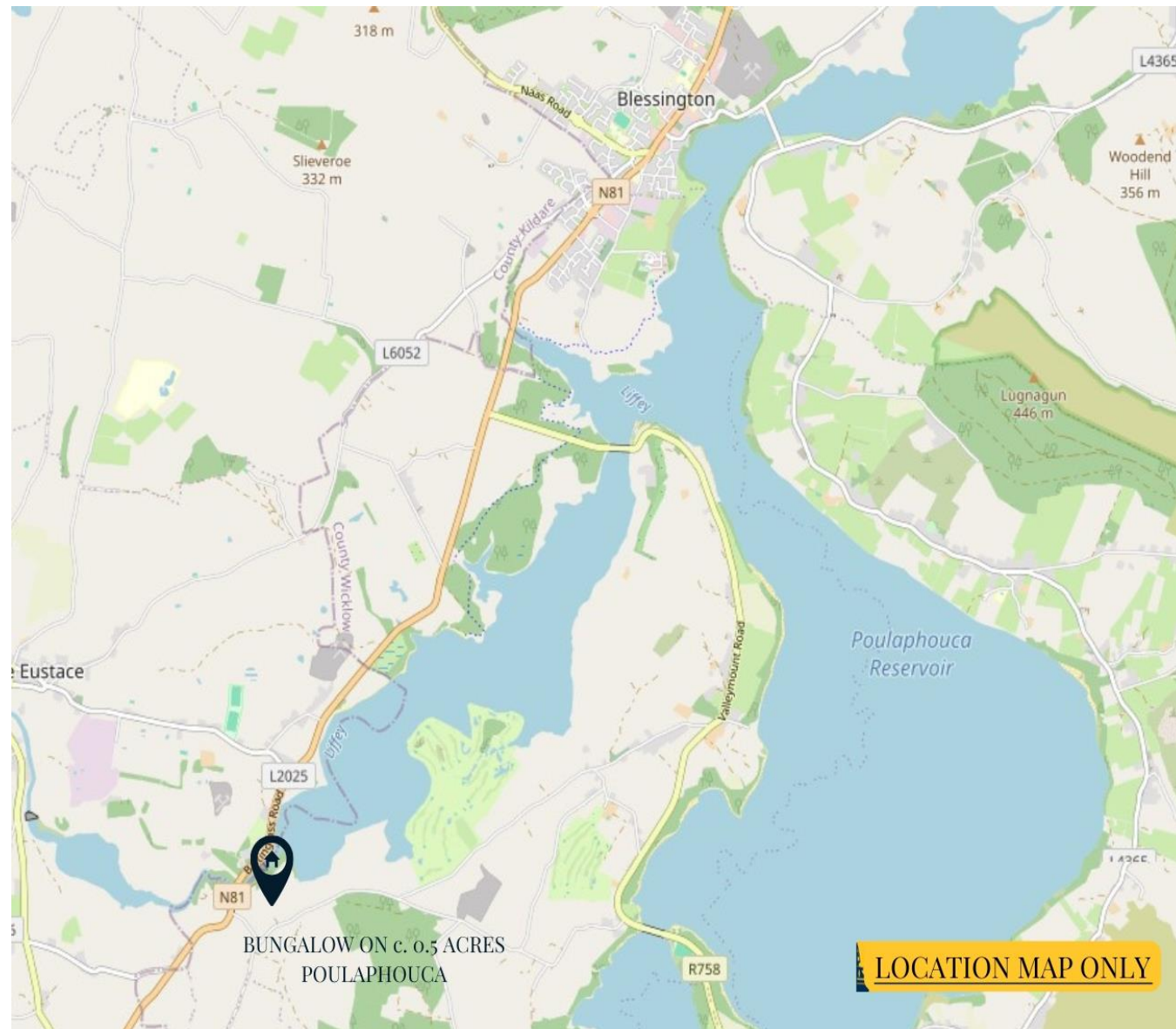
Conveniently located just off the N81, just 5 minutes drive from Blessington Village and a short 45-minute drive from the vibrant city of Dublin. The property is also close to the surrounding villages of Ballymore Eustace and Hollywood. There is an abundance of facilities on your doorstep from eateries, cafes, schools, churches and public houses. It is the perfect location for those that like hill walking and trails with the Blessington Greenway around the Blessington lakes to Russborough House close by. Other amenities on your doorstep include horse riding, golf (Tulfarris Hotel & Golf Clubs just around the corner), not to mention the renowned Blessington Lakes where water sports are a plenty.

**Ballymore Eustace:** 4kms.

**Blessington:** c. 7 kms.

**Naas** c. 16 kms. Miles.

**Dublin City Centre** c. 38 kms.



# DESCRIPTION

Wonderful detached three bedroom bungalow accessed by a long drive and set amidst a private site of c. 0.202 Ha .0.5 acre. grounds in a highly popular area. Extending to c. 109 sq. mts. it is a light filled property with large living spaces which is presented with whitewashed walls, wooden flooring throughout, a newly fitted kitchen and modern family bathroom. The entrance hall is inviting with access to the living room. This is a large space with big picture windows overlooking the front lawn. You then follow through to the dining room and the kitchen with beautiful sage green kitchen units. There is access to the rear garden from here. The three bedrooms are all doubles with space for fitted wardrobes and the master bedroom being en-suite. The family bathroom was renovated a few years ago and is fully tiled with pedestal bath & separate shower. The attic of the home has been opened up and would suit a variety of uses. One of the main features of this property is its setting on half an acre of gardens. It has large lawns and herbaceous borders giving flower all year round and mature trees keeping it sheltered and private. Overall, this is a fine residence in an excellent and highly sought-after location.

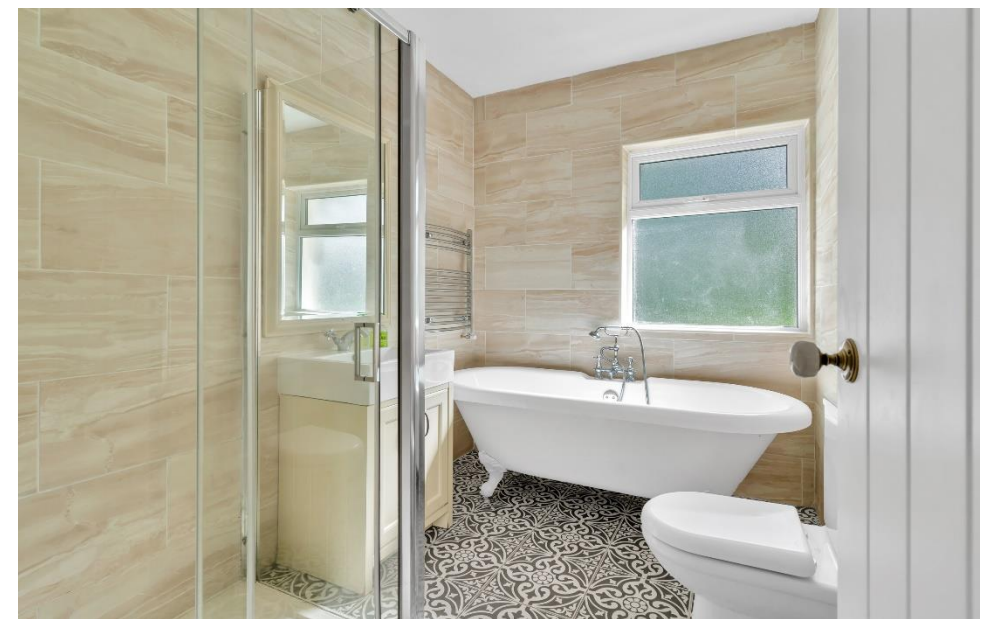


## ACCOMMODATION

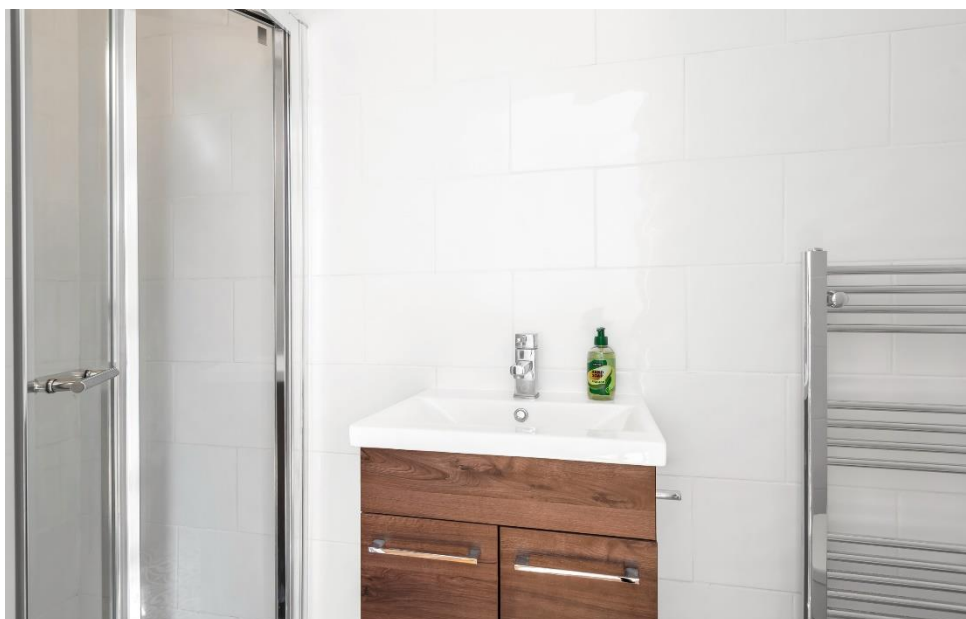
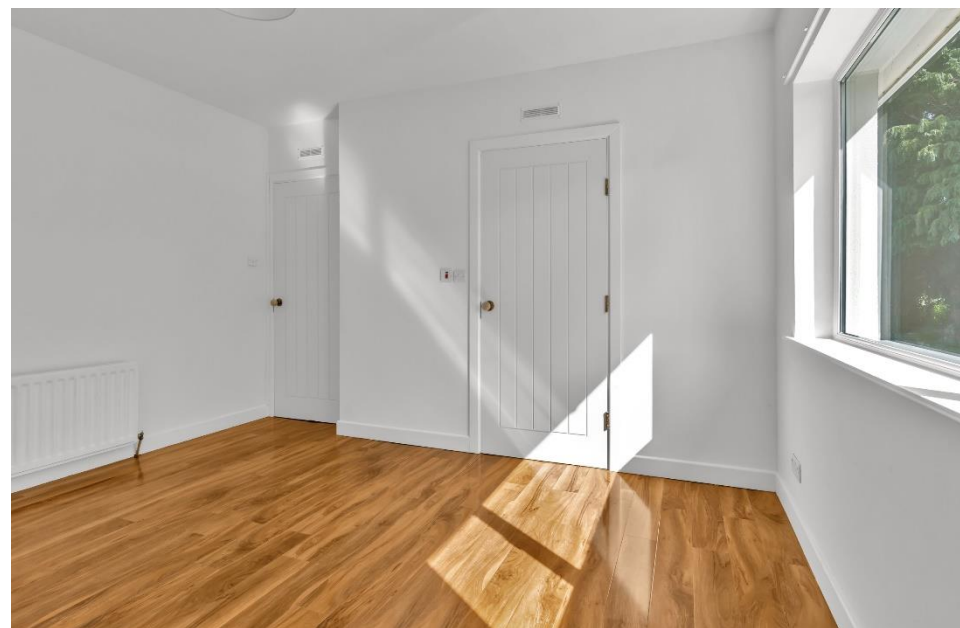
ENTRANCE HALL:	3.37m x 1.98m	With wooden flooring.
LIVING ROOM:	7.28m x 3.58m	With wooden flooring & fireplace with wood burning stove.
FAMILY ROOM:	3.81m x 3.13m	With wooden flooring & hotpress.
KITCHEN:	6.15m x 2.81m	With fitted units & door to rear garden. Stairs to attic storage.
BATHROOM:	2.65m x 2.01m	Fully tiled with shower cubicle with electric shower, free standing bath, W.C & W.H.B. With vanity unit.
BEDROOM 1:	2.71m x 2.71m	With wooden flooring & built in closet.
BEDROOM 2:	3.78m x 2.86m	With wooden flooring & En-Suite.
EN-SUITE:	2.67m x 0.82m	With shower, W.C. & W.H.B. Fully tiled.
BEDROOM 3:	3.69m x 3.04m	With wooden flooring.













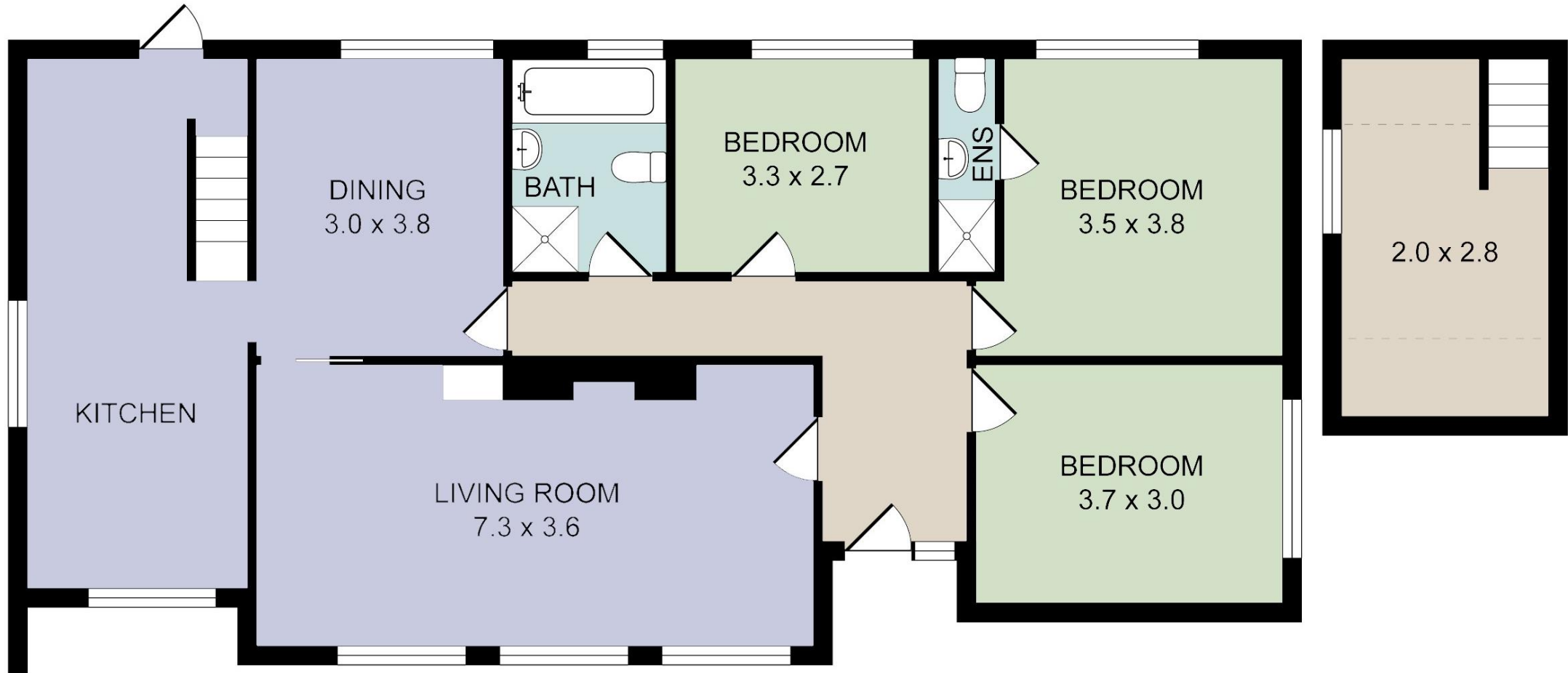
## OUTSIDE/SERVICES:

- Cast Iron gates.
- Large drive with ample rooms for parking.
- Gardens extending to c. 0.5 acre / 0.202 Ha.
- Water: Mains Water.
- Sewage: Septic tank on site.
- LPG central heating.





# FLOOR PLAN





**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:**

**€475,000**

**BER:**

**D1**

**J. P. & M. Doyle Ltd.**

Main Street,  
Blessington,  
Co. Wicklow.  
W91 RK28.

**CONTACT US**

Telephone: 045 865 568

Email: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)

PSRA: 002264



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

