



Two Bedroom Duplex Apartment

28 The Tramway

Blessington, Co. Wicklow

W91 X858



3



2



104.95 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

DESCRIPTION

No. 28, is a two bedroom duplex unit with study located at the end of the apartment complex in private courtyard development. The accommodation is bright and spacious with large living areas. On the first floor it enjoys a large living room to the front leading to a modern kitchen/breakfast room, with access to a balcony area, a double bedroom and bathroom complete this floor. The master bedroom with en-suite are on the second floor where there is also an office or study. The property enjoys all the conveniences one would expect from a modern property i.e. stylish fitted kitchen, wooden floors, gas fired central heating, double glazed windows etc. Outside there is a communal green area and designated parking.

LOCATION

Situated in a private gated development of apartments and duplex units off the main street in Blessington village. This secluded development is centrally located and within walking distance of all local amenities shops, pubs, schools and the new town square development. Blessington is within easy commuting distance of Dublin and enjoys city centre bus services no 65.

Dublin: c. 18 miles. **Naas:** c. 7 miles.

ACCOMMODATION:

Hall	2.01m x 1.03m.	With Wooden flooring.
Living Room	6.74m x 4.39m.	With wooden flooring, feature fireplace with gas fire & understairs storage.
Back Hall	1.73m x 2.03m.	With wooden flooring.
Kitchen	5.17m x 2.03m.	With tiled floor & splashback, shakeer fitted kitchen units & doors to balcony.





Bedroom 1	4.34m x 2.91m.	With fitted wardrobes & door to balcony.
Bathroom	2.12m x 1.76m.	Fully tiled with bath, w.c & w.h.b.
UPSTAIRS		
Bedroom 2	5.94m x 3.27m.	With velux windows, attic storage & en-suite.
En-Suite	1.82m x 1.6m	With corner shower, electric shower, w.c. & w.h.b., tiled floor & part tiled walls.
Study	2m x 1.98m	With velux windows & fitted shelving unit.



OUTSIDE/FEATURES:

- Electric entrance gates
- Communal green area
- Parking
- Wooden floors
- Solid wood doors.
- Neutral tiling in bathroom and en-suite.
- Shaker style fitted kitchen.



VIEWING:

BY APPOINTMENT ONLY

BER:

C1 (102273034)

PRICE REGION:

€220,000

SERVICE CHARGE:

€1,165.00 PER ANNUM



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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