



43 Milltown Gate
Blessington | Co. Wicklow | W91 K2D6

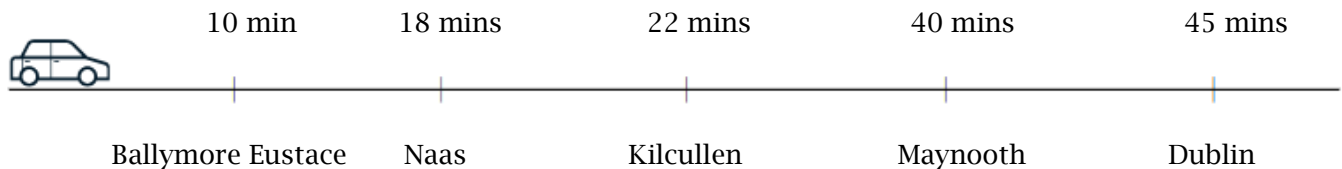
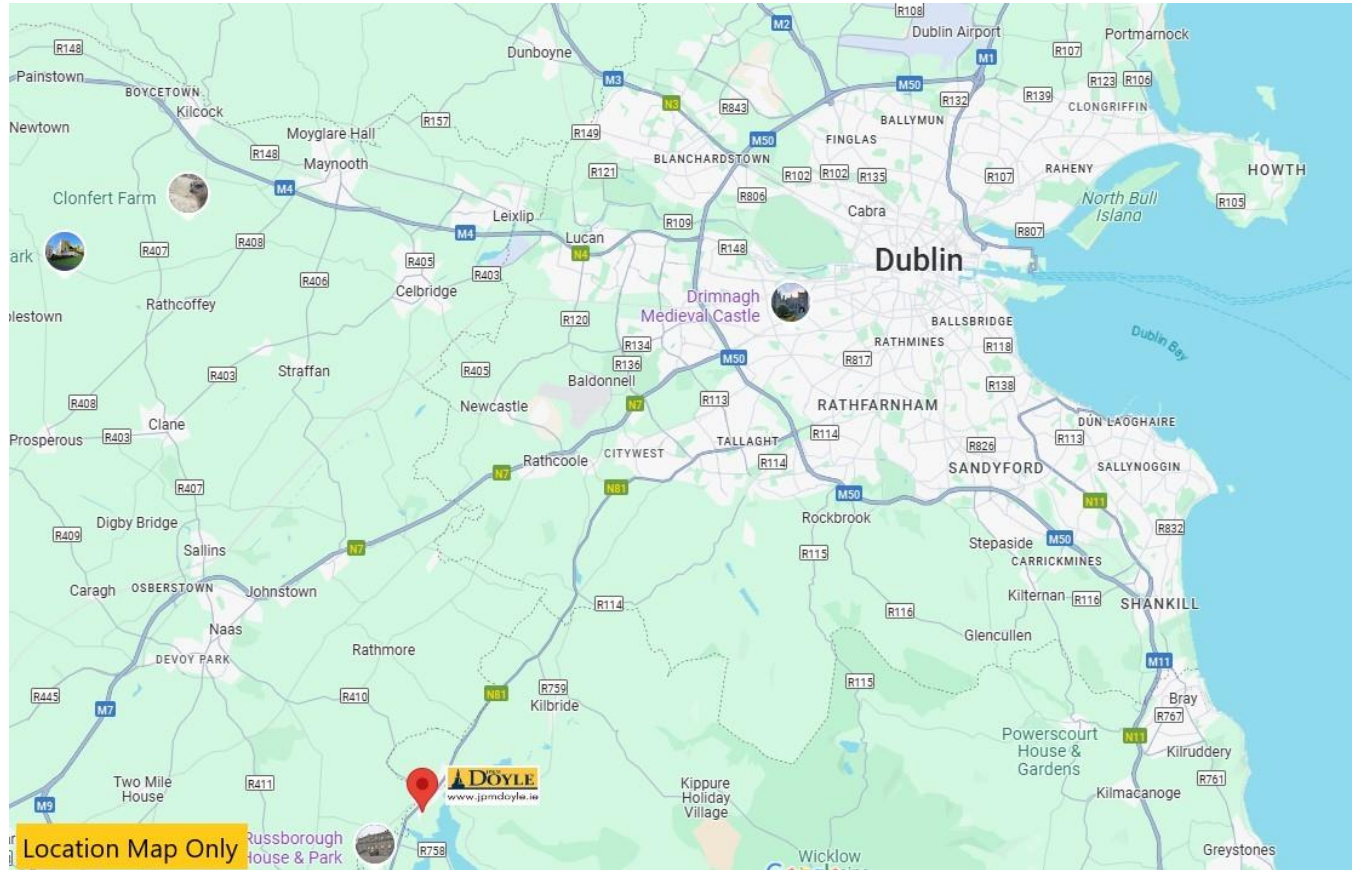


FOR SALE BY PRIVATE TREATY

LOCATION

This attractive brick fronted property is located in a small cul-de-sac in the prestigious & popular Milltown Gate Development. Located just on the edge of Blessington Village, Milltown Gate is a walk from the beautiful Blessington Lakes yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathsallagh and Naas. Water sports are available on your doorstep with The Avon sports centre providing sailing, canoeing, windsurfing, and the gateway to the Blessington Greenway walk which leads you to the renowned Russborough House.

- Naas: c. 13 kms.
- Citywest: c. 17 kms.
- Dublin: c. 38 kms.



DESCRIPTION

No. 43 is a pristine family home which has been lovingly maintained and upgraded by its owners for the last 10 years. It comes to the market in walk in condition and boasts an energy efficient B1 energy rating. Extending to c. 106 sq. mts this well laid out home has very airy living space with large inviting hallway, double doors that connect the kitchen with the living room and large guest w.c. Upstairs the bedrooms have been carefully designed to make the most of their space, with all rooms having fitted wardrobes. The home is beautifully decorated in neutral tones and makes it easy for any discerning purchaser to make their own. Outside there is a cute Cabin, fully insulated with electric heating which would make an ideal home office but is now a cosy relaxation room. The large south facing patio makes the most of its orientation and the barna shed is fitted with ESB. This is a turnkey property and is ready for its new owners to move in and enjoy.



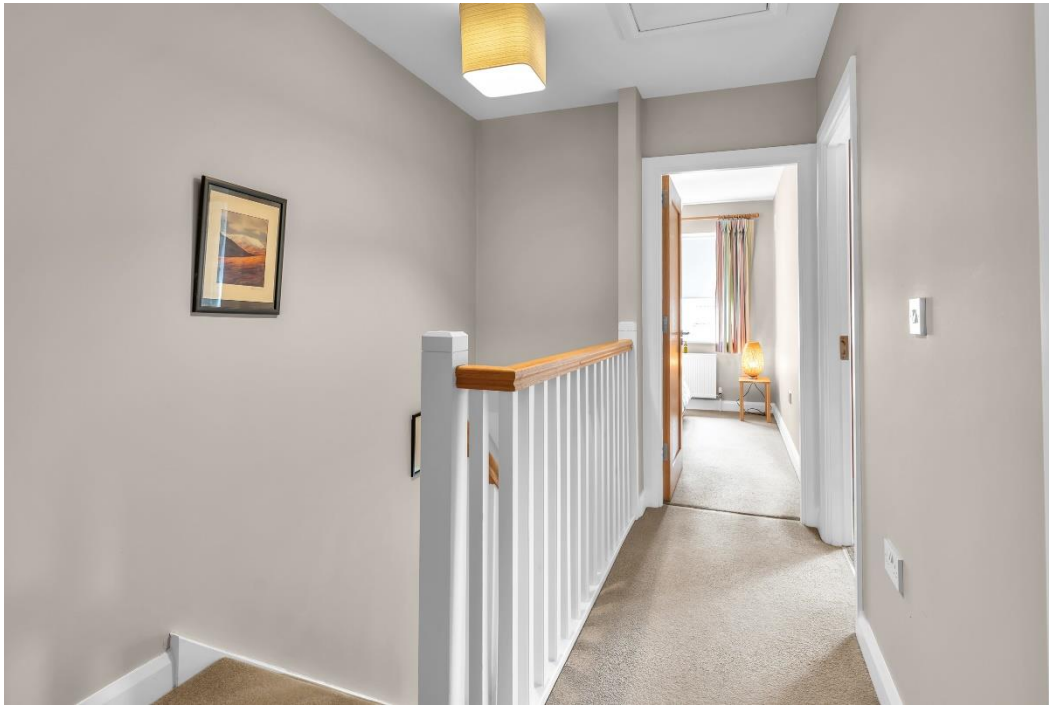
ACCOMMODATION

Entrance Hall	6.31m x 2.06m	With tiled floors, understairs storage & guest W.C.
Guest W.C.	2.47m x 1.39m	With tiled floor, W.C. & W.H.B
Kitchen / Breakfast Room	5.74m x 5.4m	With fitted kitchen units, oven & hob, intergrated dishwasher & fridge freezer, centre island unit, tiled floors & spalshback. French doors to garden.
Living Room	4.21m x 3.49m	With wooden floors, bay windows, electric fire & built in book cases with storage.
Upstairs		Landing with hotpress & attic access.
Bedroom 1	3.29m x 1.99m	With built in wardrobe.
Bedroom 2	3.31m x 3.07m	With built in wardrobe.
Bedroom 3	3.83m x 3.29m	With built in wardrobe & en-suite.
En-Suite	3.3m x 0.99m	With shower cubicle with rainfall shower, W.C & W.H.B. Tiled floors & part tiled walls.
Bathroom	2.65m x 2.01m	With bath with electric shower & glass shower screen, W.C. & W.H.B. Fully tiled



GALLERY

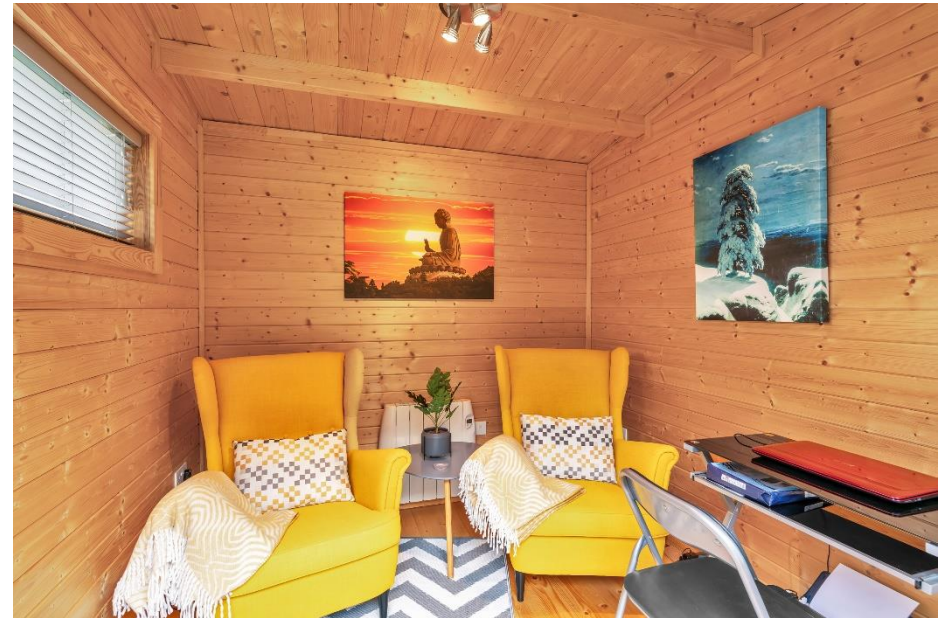






OUTSIDE AND SERVICES

- Cobble-lock front drive
- Off street parking for two cars
- Overlooking large green area
- Side entrance
- Sunny south facing rear garden
- Large patio area
- Barna shed with ESB
- Cabin 2.45m x 2.30m, with ESB & electric storage heating.



VIEWING:

By Appointment Only

PRICE REGION:

€430,000

BER:

B1

SELLING AGENT:

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

CONTACT US

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