





## Two Bedroom Apartment

23 Deerpark Court, Blessington, Co. Wicklow, W91 DA39.



72 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

Situated in a courtyard development in a popular residential area just off the Naas road on the edge Blessington Village. Deerpark Court is within walking distance of all local amenities including the new Town Centre development which incorporates Dunnes Stores and other retail outlets.

**Naas:** c. 6 miles.      **Dublin:** c. 18 miles.

### DESCRIPTION:

Spacious first floor, two bedroom, own door apartment, situated in a private development close to the village of Blessington. The apartment is located at the end of a block and is very spacious and bright with large picture windows overlooking a large green area and a balcony off the living room. With electric gates at the entrance, the development is extremely private and secure and there are ample car parking spaces for both owners and visitors alike. The property has been decorated in neutral tones throughout and is blank canvas for an owner occupier or investor alike.

### ACCOMMODATION:

<b>Entrance Hall</b>	4.57m x 0.96m.	With storage closet.
<b>Bedroom 1</b>	3.78m x 2.71m.	With wooden flooring & fitted wardrobe.
<b>Bathroom</b>	3.73m x 3.09m.	With bath with overhead shower & glass screen. W.C. & W.H.B. Part tiled walls & tiled floor.



**Bedroom 2**

3.48m x 3.09m.

With wooden flooring & double doors to balcony. Opening to:-

**Living Room**

4.50m x 4.37m.

With wooden flooring & double doors to balcony. Opening to:-

**Kitchen/  
Breakfast room**

4.24m x 3.84m.

With oven with 5 ring gas hob, washing machine & fridge/freezer,  
Wooden flooring & tiled splash back.



### **FEATURES:**

- P.V.C double glazed windows
- Courtyard gardens
- Secure gated development.

### **SERVICES:**

- Mains water
- Mains sewage
- E.S.B., & Telephone connected
- Gas fired central heating
- Wired for alarm.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (105351290)**

**PRICE REGION:**

**€245,000**

**MANAGEMENT FEES:**

**€1,350 PER ANNUM**



**JP&M**  
**DOYLE**

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