

# For Sale

Asking Price: €249,000

Sherry  
FitzGerald  
O'Reilly



4 Woodleigh Way,  
Blessington,  
Co. Wicklow,  
W91 F431.

BER C2

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Reilly are delighted to present 4 Woodleigh Way, a spacious 2 bedroomed, ground floor, own door apartment located in the peaceful Woodleigh development in Blessington. This home boasts a generous living space, a south facing patio and side access.

Blessington is a thriving town, with an array of shops, cafes, restaurants, schools and leisure amenities such as the GAA and football clubs. This is the perfect location to enjoy a host of leisure facilities, close to the Blessington Greenway for lakeside walks, and with sailing, kayaking and golf clubs close by and hiking in the Wicklow mountains on your doorstep.

For the commuter, there is easy access to the N81, the no. 65 bus to Dublin and it is a 25-minute drive to the Luas Park and ride facility at Citywest. The TFI local link Route 885 offers a direct service from Blessington Business Park to Sallins and Naas taking 29 minutes. Sallins train station offers a direct route to Dublin City centre and the Docklands. It also offers intercity services to Kildare, Newbridge, Portlaoise etc.

The accommodation comprises hallway, living/dining room, kitchen, rear hall, bathroom and 2 double bedrooms.



## Accommodation

**Hall** 1.74m x 1.7m (5'9" x 5'7"): With oak floor

**Living /Dining Area** 6.54m x 4.98m (21'5" x 16'4"): This is a very spacious room to front featuring a slate fireplace with wooden surround and gas inset fire. It is floored in solid oak and has an archway to the kitchen.

**Kitchen** 3.1m x 2.07m (10'2" x 6'9"): The kitchen is fitted with a selection of shaker-style cabinets and drawers, and includes a gas hob, oven and extractor. It is plumbed for a washing machine and dishwasher. It has a practical tile floor.

**Rear Hallway** 3.35m x 1.4m (11' x 4'7"): With oak floor and hotpress off.

**Bathroom** 2.51m x 1.68m (8'3" x 5'6"): The bathroom comprises a bath, wash basin, wc and fitted storage cabinet, with tiling to floor, bath and splash.

**Bathroom** 5.18m x 2.51m (17' x 8'3"): A generous double to rear, this bright room boasts a door to the south facing patio, fitted wardrobes and an oak floor.

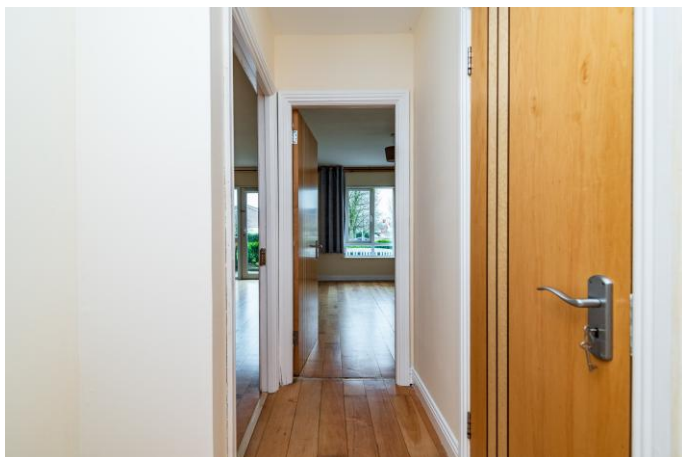
**Bedroom 2** 4.6m x 2.38m (15'1" x 7'10"): Bedroom 2 is another double with wardrobe and an oak floor.





### Special Features & Services

- Built circa 2003.
- Extends to 70m<sup>2</sup> approximately.
- Gas fired central heating.
- South facing patio to rear and side access.
- End of terrace, own-door apartment.
- Double glazed windows.
- Curtains, Blinds and appliances included.
- Management fee €600 per annum approximately.
- Fitted alarm system and outdoor sensor light to front.
- Communal parking and green areas.
- Just 2 minutes' walk to Aldi supermarket, pharmacy and gym.
- Within walking distance of Blessington primary schools.
- A short walk to the centre of the village with its great selection of shops, cafes and leisure facilities.
- Easy access to the N81, number 65 bus to Dublin and 20 minutes drive to the Luas Park and ride facility at Citywest.



**BER** BER C2, BER No. 119286540.





### NEGOTIATOR

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### DIRECTIONS

Coming into Blessington, on the N81, take the right turn just before the Maxol Service Station, onto Oak Drive. Follow this road, passing the Primary Care Centre. Take the next right turn onto Woodleigh Park. Take the first left onto Woodleigh Avenue and follow the road. Take the left turn after the green area and go left again to park.

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.

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