



Five Bedroom Detached Residence

13 The Avenue, Downshire Park, Blessington,
Co. Wicklow, W91 YX97



5



4



197 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This delightful home is perfectly located opposite a large green area in the attractive Downshire Park development on the edge of Blessington village. All amenities – shops, churches, schools, pubs and restaurants – are within walking distance and the Town Centre development, which includes Dunnes Stores supermarket and various other retail and leisure outlets are within a stone throw.

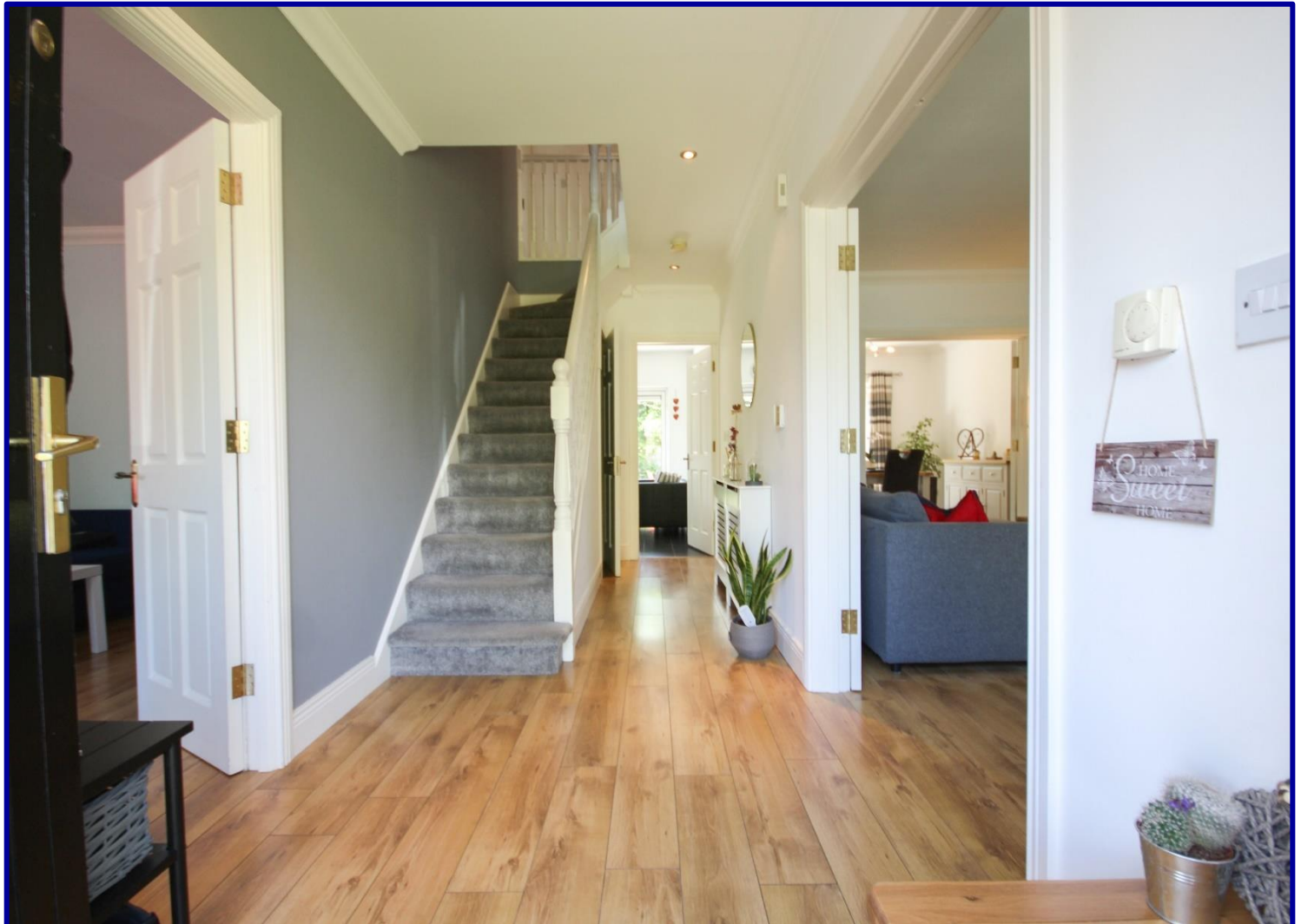
Naas: c. 6 miles. **Dublin:** c. 18 miles.

DESCRIPTION:

No. 13 is a stunning detached residence c. 197 sq. mts / 2120sq. ft presented for sale in excellent condition. This property is ready to move into and the décor is extremely pleasing to the eye with neutral tones throughout. With two large reception rooms downstairs there is an abundance of space and there are many extras in this home including wooden flooring throughout, attractive painted shaker style kitchen with centre island unit, spacious living room with large bay window, superior tiling in all bathrooms, 2 en-suite bedrooms and fitted wardrobes in all bedrooms. The attic in this house has been opened up to provide two large rooms interconnected with a glass wall ideal for use as a home office or separate study room for growing children. Outside: the property is on a corner site with large south facing garden, there is a large decking area and a separate seating area with ornamental Gazebo. This property needs to be seen to be fully appreciated and early viewing is recommended.

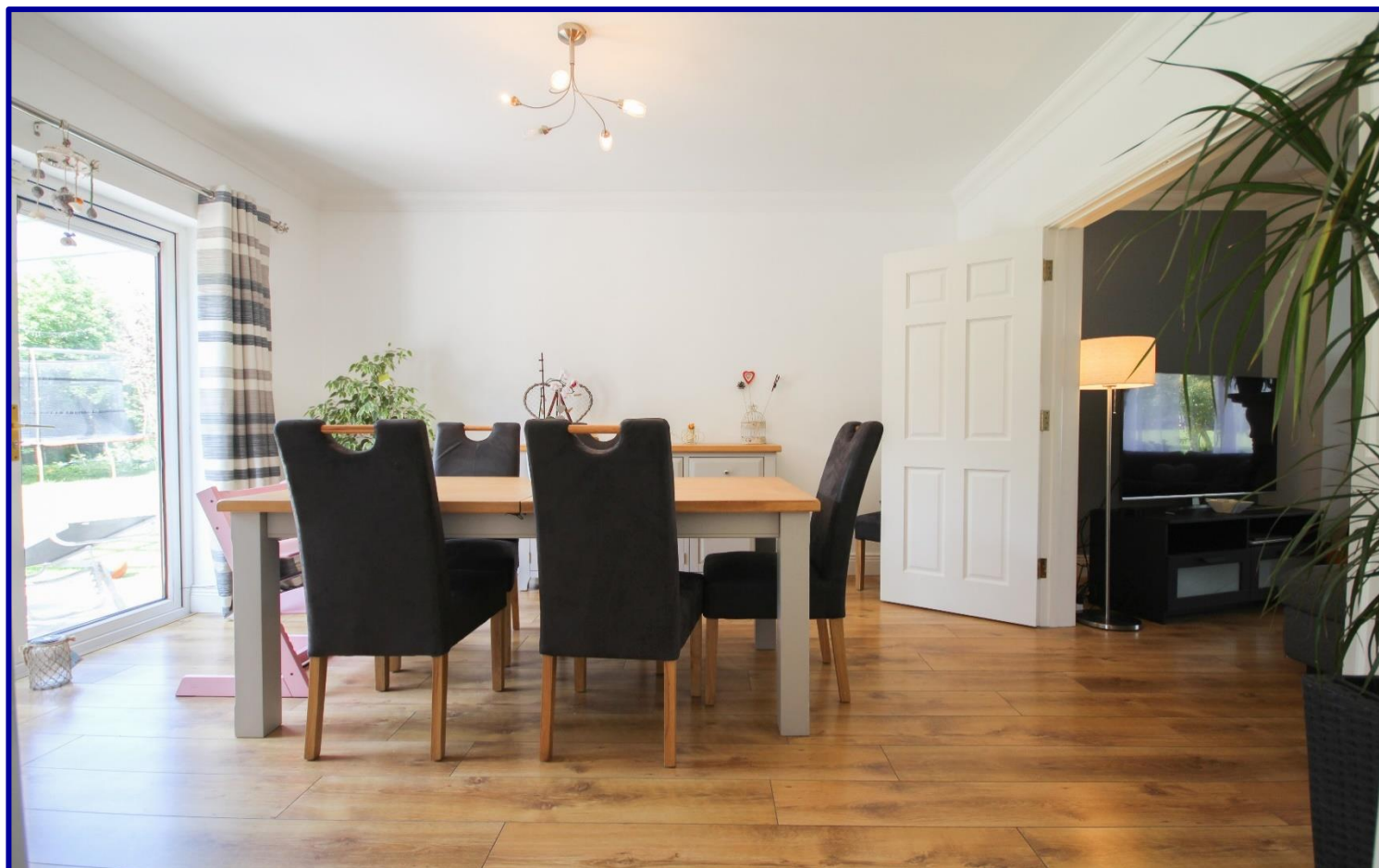
ACCOMMODATION:

Entrance Hall	5.85m x 2.04m	With wooden flooring & large guest W.C. and understairs storage.
----------------------	---------------	--





W.C.	1.50m x 1.60m.	With W.C. & W.H.B.
Living Room	5.61m x 3.73m	With feature marble fireplace with gas fire insert & bay window.
Dining Room	4.04m x 3.75m	With wooden flooring & French doors to gardens.





Kitchen	5.81m x 3.6m	With painted shaker style kitchen, eye level double oven & microwave, intergrated fridge/freezer & dishwasher. Island with seating & understairs storage.
Utility Room	2.93m x 1.47m	With fitted units & doors to side garden.
Family room	4.88m x 3.74m	With wooden flooring & bay window.





UPSTAIRS

Bedroom 1

4.76m x 3.69m

Large landing with hotpress. Stairs to attic area.

With wooden flooring & fitted wardrobe. Doors to balcony overlooking green.

En-Suite

1.76m x 1.73m

Fully tiled with shower, W.C. & W.H.B.

Bedroom 2

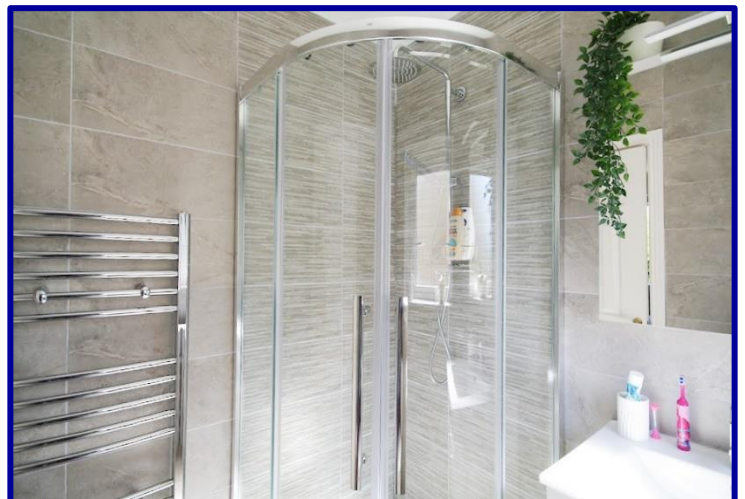
3.76m x 3.33m

With fitted wardrobe & wooden floor.

En-Suite

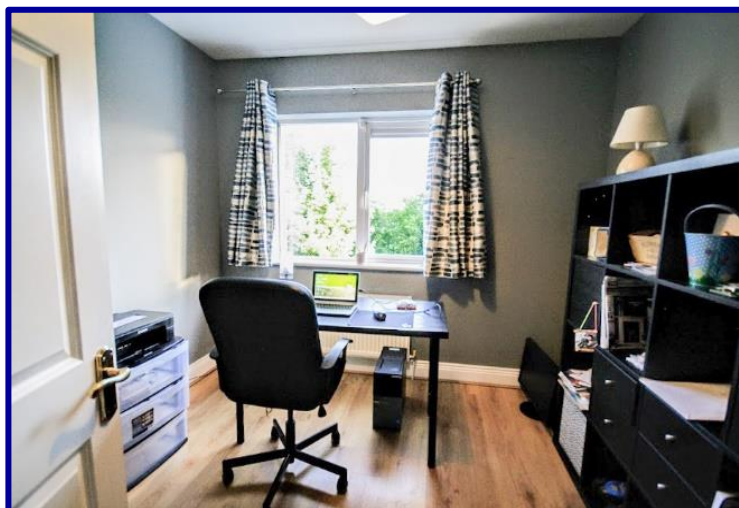
1.81m x 1.67m

Fully tiled with shower, W.C. & W.H.B.





Bathroom	3.50m x 2.16m.	Fully tiled with jacuzzi, W.C. & W.H.B.
Bedroom 3	4.25m x 3.57m	With wooden flooring & fitted wardrobe.
Bedroom 4	3.76m x 3.33m	With wooden flooring & fitted wardrobe.
Bedroom 5	3.06m x 2.72m.	With wooden flooring & fitted wardrobe.





ATTIC AREA

Room 1	4.86m x 4.84m.	With wooden flooring & two Velux windows, glass partitioning to:-
Room 2	4.79m x 4.84m.	With wooden flooring & Velux window



OUTSIDE:

- Front drive with off street parking
- Front lawn
- Property overlooks large green area
- Large south facing rear garden
- Large patio area covered with large gazebo.
- Large barna shed.



VIEWING:

BY APPOINTMENT ONLY

BER:

C1 (107614927)

PRICE REGION:

€540,000



**JP&M
DOYLE**

Established. 1952

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

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 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.