



WILLFIELD ON C. 0.2 ACRE | 0.08 HA
MAIN STREET
BLESSINGTON | CO. WICKLOW | W91 X759



FOR SALE BY PRIVATE TREATY

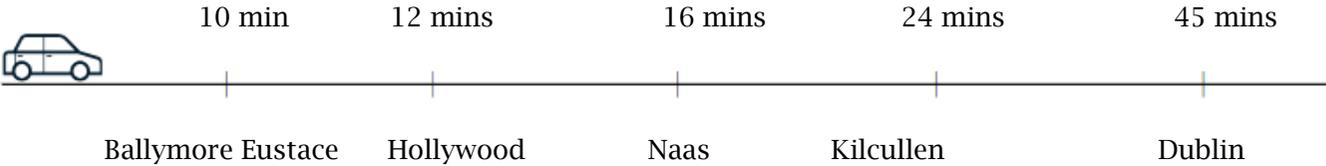
LOCATION

Situated on a corner site fronting the Dublin Road in Blessington Town, within walking distance of all amenities and in an area offering both residential and commercial potential. Blessington Village has a host of Shops, Schools and churches and close to a host of amenities including The Avon Outdoor Pursuit Complex, Tulfarris & Blessington Lakes Golf Clubs and the renowned Russborough House c. 1 mile south of Blessington Village on the banks of the beautiful Blessington Lakes and benefits from the Dublin Bus 65 Bus Route. Blessington Village just off the Lake Drive Road in this most scenic location overlooking the Blessington Lakes and within easy commuting distance of Dublin and surrounds.

Ballymore Eustace: c. 9 kms.

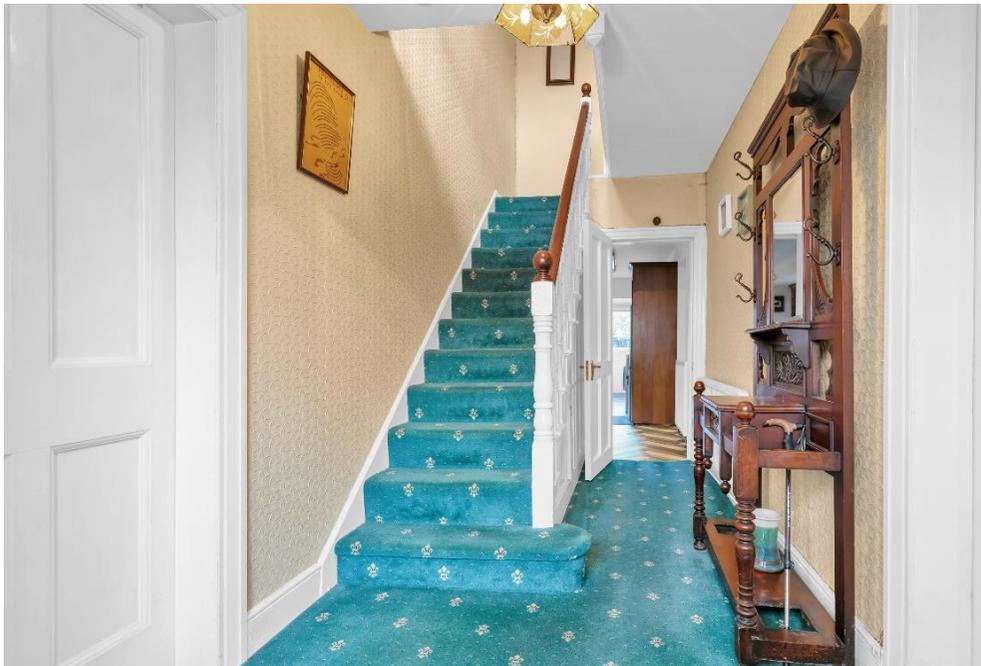
Naas: c. 13 kms.

Dublin: c. 30 kms.



DESCRIPTION

Attractive double fronted two storey detached residence on a large site c. 0.2 acre / 0.08Ha in the centre of Blessington Village. The property comprises of an imposing two storey house extending to c. 1,465 Square Feet/ 146 Sq. Mt gardens and carparking both front and rear. The rooms are all very generous in size and it has plenty of bright, spacious accommodation laid out in entrance hall, living room and large kitchen / dining room, with separate study with W.C off and bedroom on the ground floor, it is a very deceiving property with plenty of space. Upstairs there are four double bedrooms, a shower room and family bathroom. Outside the front and rear of the property is low maintenance with tarmac drive and ample room for multiple parking and there is also a large detached shed complete with ESB. This is an ideal home for someone looking for the convenience of living on a large site within the village or for someone looking to develop it commercially (subject to P.P.).

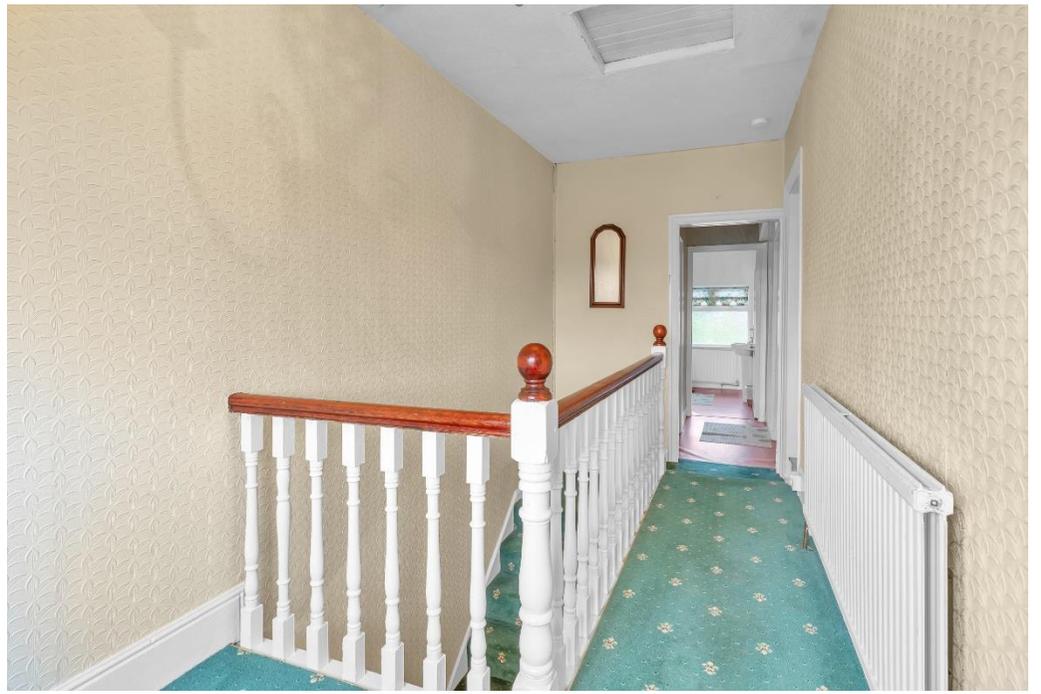


ACCOMMODATION

ENTRANCE HALL	5.37m x 1.97m	With under stair storage.
LIVING ROOM	4.83m x 3.71m	With marble fireplace with mahogany surround. Coving dual aspect windows.
KITCHEN/DINING ROOM	5.22m x 5.83m	With country style oak kitchen units. Stanley oil. fired range cooker.
BACK PORCH	1.65m x 1.15m	With fitted units & door to rear garden.
STUDY	3.64m x 3.01m	With en-suite off.
EN-SUITE	1.62m x 0.83m	With WC & WHB.
BEDROOM 1	4.88m x 3.59m	With fireplace & double aspect windows.
BEDROOM 2	4.88m x 3.59m	
BEDROOM 3	3.86m x 2.23m	With wooden flooring & built in wardrobe.
BEDROOM 4	3.70m x 2.72m	With sink.
BEDROOM 5	3.59m x 3.04m	With sink and vanity unit.
SHOWER ROOM	2.24m x 0.89m	With shower cubicle with electric shower.
BATHROOM	3.77m x 2.03m	With bath, WC & WHB & electric shower.

GALLERY







OUTSIDE & SERVICES

- Wall front garden.
- Large tarmac drive.
- Ample parking to the rear.
- Detached garage. c. 7.0m x 7.0m with ESB.



VIEWING:

By Appointment Only

PRICE REGION:

€475,000

BER: F (117816892)

SELLING AGENT:

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

CONTACT US

Telephone: 045 865 568

Email: enquiries@jpmdoyle.ie



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.