



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



FOR SALE BY PRIVATE TREATY

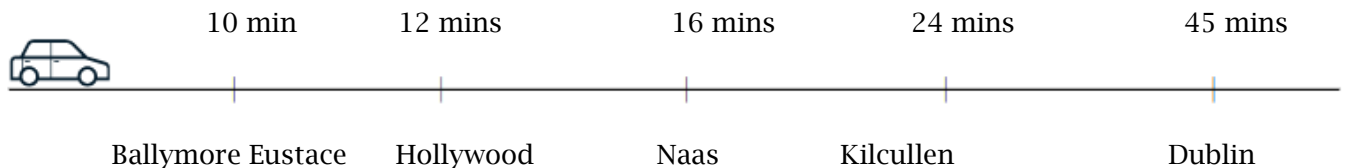
# LOCATION

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.

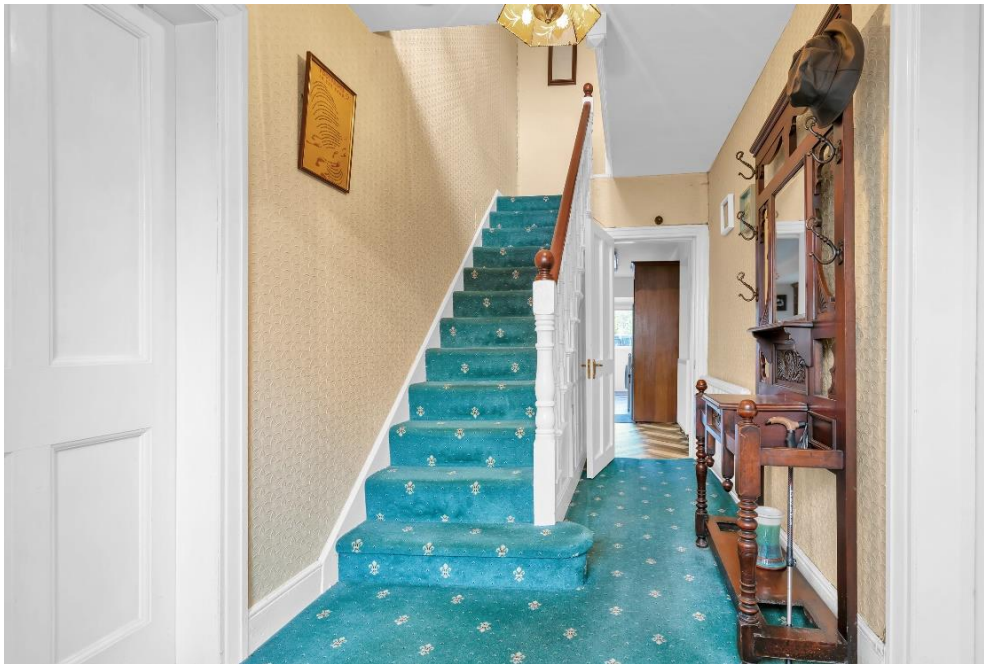
Naas: c. 13 kms.

Dublin: c. 30 kms.



# DESCRIPTION

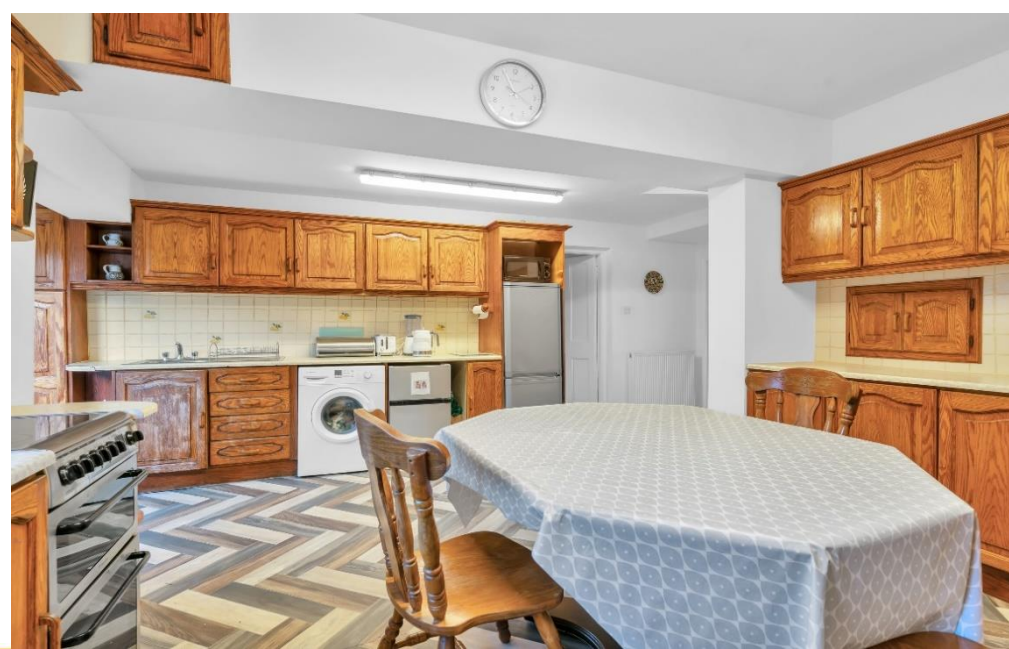
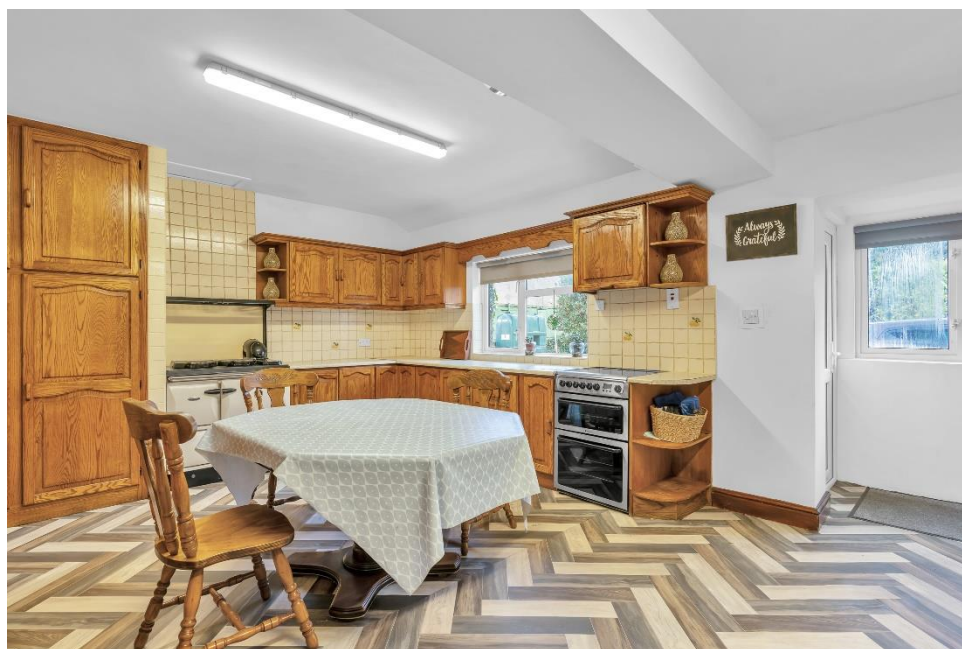
Attractive double fronted two storey detached residence on a large site c. 0.2 acre / 0.08Ha in the centre of Blessington Village. The property comprises of an imposing two storey house extending to c. 1,465 Square Feet/ 146 Sq. Mt gardens and carparking both front and rear. The rooms are all very generous 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:

€495,000

BER: F (117816892)

## SELLING AGENT:

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

## CONTACT US

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