



NO. 62 BLESSINGTON ORCHARD
BLESSINGTON
CO. WICKLOW | W91 HX79

LOCATION

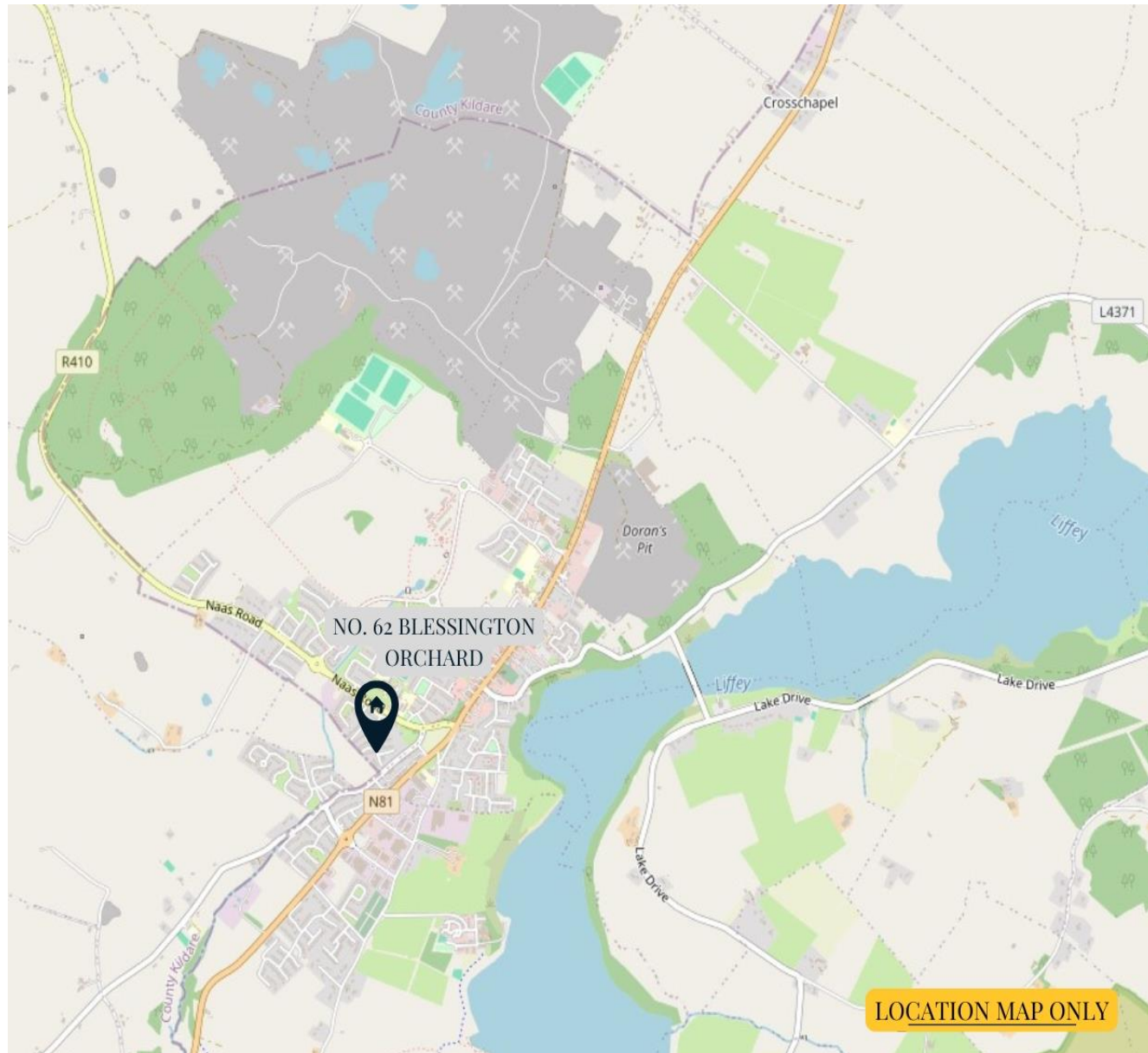
This home is located in the quiet cul-de-sac development known as Blessington Orchard, on the edge of Blessington village. Local amenities include schools, shops, churches, Blessington

Lakes, golf clubs and various other sporting activities. The Blessington Town Centre provides a wide range of shops and other facilities. The property is ideally located

within easy commuting distance of Dublin and just a short drive from Naas.

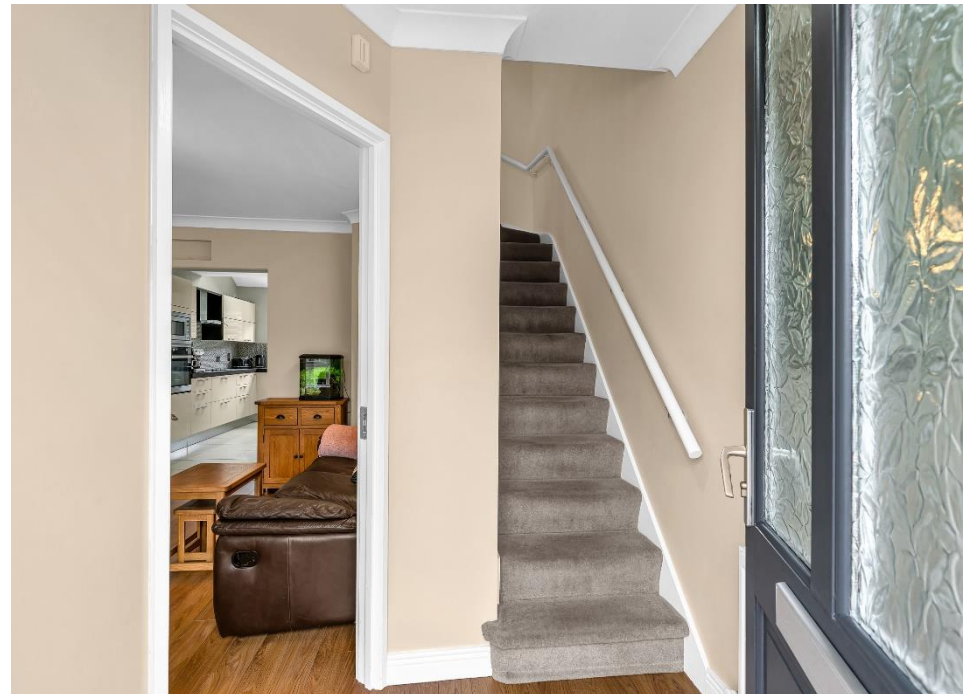
Naas: c. 6 miles.

Dublin: 18 miles.



DESCRIPTION

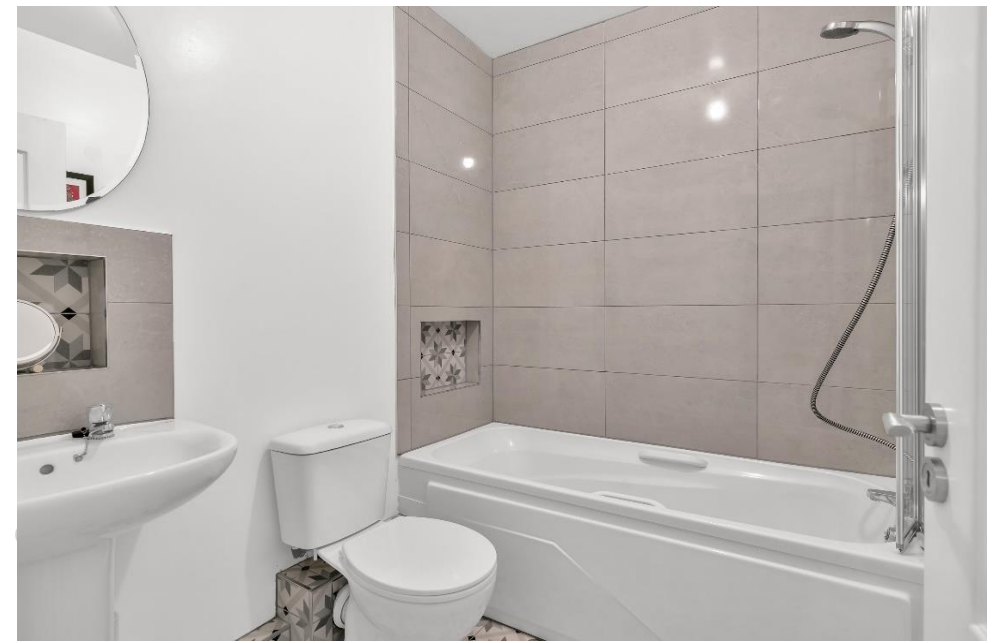
No. 62 is a well-designed property situated in a private cul-de-sac overlooking a large green area. The property is c. 108.33 sq. mts / 1.162.50 sq. ft and has been internally altered to make the most of its accommodation. Through the entrance hall you enter a well laid out living room with wooden floors, feature fireplace and bright bay window overlooking the green. It has pocket doors that open to the well-designed kitchen / breakfast room. The kitchen has been upgraded with bespoke modern fitted kitchen and well planned out units. The porcelain tiled floor bounces the light and there is a Velux window to further enhance the brightness of the space. There are patio doors that lead to the garden and also a cloak room and guest W.C. Every inch of this house has been well thought out and utilised. Upstairs there are three bedrooms with the master bedroom overlooking the green to the front. All bedrooms have fitted wardrobes and master bedroom is en-suite. The attic space in this house has been opened up and with a well-planned staircase to access it has the potential for a variety of uses. Outside, the front drive has been cobble-locked and gives great curb appeal. The back garden has been cleverly designed with cobble-lock pathway meandering through the lawn which leads to a raised patio area which takes full advantage of the evening sun. There is also a large steel shed for storage.

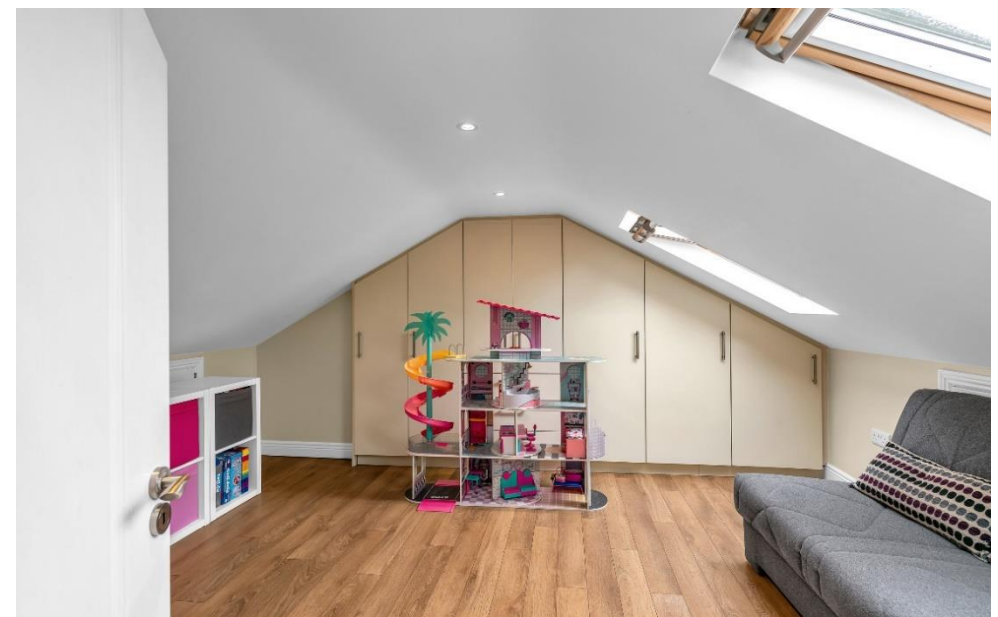


ACCOMMODATION

ENTRANCE HALL		With wooden flooring.
LIVING ROOM	4.46m x 4.19m	With feature fireplace with open fire, bay window & wooden flooring.
KITCHEN / BREAKFAST ROOM	5.06m x 4.85m	With high gloss fitted kitchen units, eye level oven, microwave, integrated dishwasher, porcelain tiled flooring & mosaic tiled splashback.
CLOAK ROOM		With wooden flooring & coat hooks.
GUEST W.C		With W.C & W.H.B. Fully tiled.
UPSTAIRS		Landing with hotpress & Attic room.
BEDROOM 1	2.7m x 2.03m	With fitted wardrobes.
BEDROOM 2	2.99m x 2.74m	With fitted wardrobes.
BATHROOM	2.11m x 1.69m	With bath with fold able shower screen and shower attachment. W.C & W.H.B. Tiled flooring & part tiled walls.
BEDROOM 3 (MASTER)	3.18m x 3.31m	With sliderobe wardrobes & En-Suite.
EN-SUITE	1.89m x 1.28m	Fully tiled with corner shower cubicle, W.C & W.H.B.
ATTIC ROOM	4.09m x 3.74m	With built in storage, wooden flooring & velux windows.







OUTSIDE

- Cobble lock front drive.
- Rear garden with cobble lock.
- Patio area & pathway.
- Raised patio to rear of garden.
- Steel shed.
- Raised beds.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€365,000

BER:

B3

J. P. & M. Doyle Ltd.

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

CONTACT US

Telephone: 045 865 568

Email: enquiries@jpmdoyle.ie

PSRA: 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.

