



Three Bedroom Semi-Detached Residence

48 Burgage Manor. Blessington, Co. Wicklow, W91 DR94




3




3



109.45 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This tastefully decorated property is located in a mature tree lined cul-de-sac in the prestigious and popular Burgage Manor Development. Located just on the edge of Blessington Village, Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin.

Naas: c. 12 km

Citywest: 9 km

Dublin City Centre: c.28 km.

DESCRIPTION:

Attractive three bedroom residence extending to c. 109 sq.m/ 1,173 sq.ft. From the moment you walk through the door you can tell this home has been lovingly cared for by its owners. The property was remodelled and completely redecorated from top to bottom recently and is now presented for sale in show house condition. From an inviting hallway double doors lead to a large living room with picture window overlooking a green area and mature trees. The kitchen dining room to the rear is a big expanse of a room with newly fitted kitchen and plenty of light through the south facing velux windows. French doors which lead you to the patio and gardens. Upstairs you have three generous sized bedrooms all with fitted wardrobes and the master bedroom which runs the whole front of the house has its own dressing room area with sliderobe doors and en-suite. Thee property is not overlooked to the front with a large green area and mature trees, it has off-street parking and also a turnaround to the front of the house. There is a good sized rear garden with raised flower beds and covered side patio which can be used for storage aswell as access. This is a gem of a home in a much sought after development.

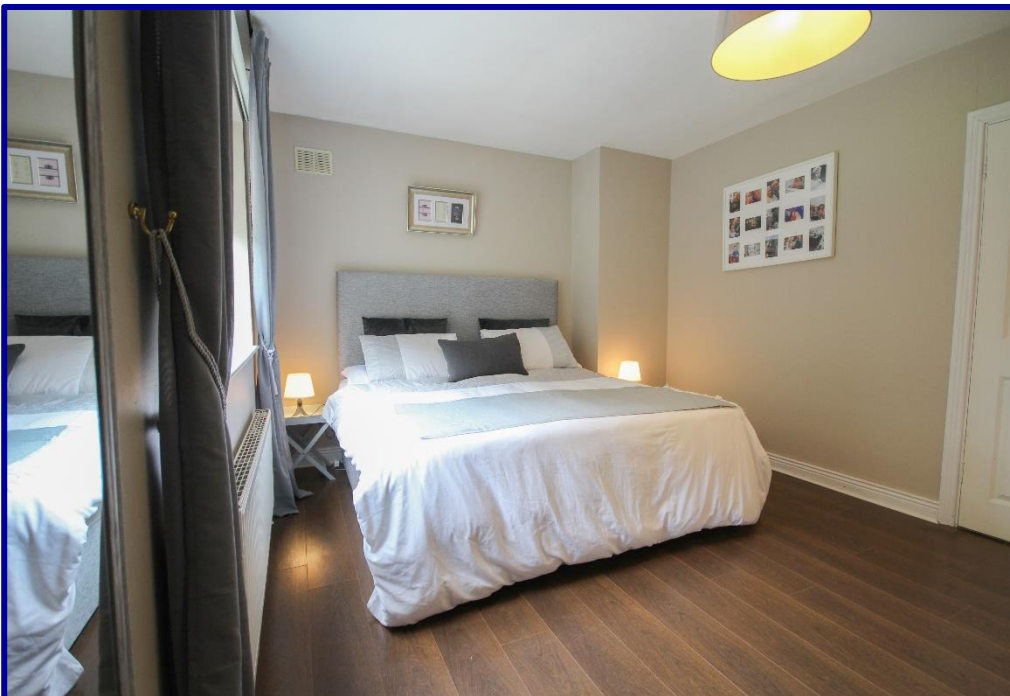
ACCOMMODATION:

Entrance Hall:	5.80m x 2.50m.	With tiled floor & guest W.C.
Living Room:	4.39m x 4.10m.	With large bay window, wooden flooring, wall mounted fire.
Kitchen/Dining Room:	6.70m x 5.29m.	With fitted kitchen units, eye level oven & hob, centre island unit with under counter storage, 5 ring gas hob, porcelain tiled flooring & french doors to south facing garden.



UPSTAIRS

- | | | |
|-------------------|----------------|------------------------------------------------------------|
| | | Landing with hotpress & attic access. |
| Bedroom 1: | 2.64m x 2.32m. | With wooden flooring. |
| Bedroom 2: | 3.36m x 2.65m. | With wooden flooring & fitted wardrobe. |
| Bathroom: | 2.30m x 2.05m. | Fully tiled with bath, W.C. & W.H.B. |
| Bedroom 3: | 3.03m x 3.32m. | With wooden floor & fitted wardrobe. En-Suite. |
| En-Suite: | 1.85m x 1.67m. | With corner shower cubicle with W.C. & W.H.B. Fully tiled. |



OUTSIDE:

- Off Street parking
- Large green area to the front
- Side entrance, covered over with lighting
- South facing rear garden
- Large patio area.



VIEWING:

BY APPOINTMENT ONLY

BER:

B3 (10658366)

PRICE REGION:

€395,000



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

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