



41 KILMALUM DRIVE

BLESSINGTON MANOR, BLESSINGTON, CO. WICKLOW,
W91 EY72.



3



3



91.40 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

41 Kilmalum Drive is located in the first phase of the Blessington Manor development and is a small private estate off the Kilmalum Road. It is located just a walk from the bustling village of Blessington which has an abundance of pubs, eateries, churches and schools. Blessington has kept its country feel yet has been greatly enhanced in recent years with the New Town Centre Development which incorporates various retail outlets including Dunnes Stores. Commuting is easy with the 65 Bus serving the village not to mention the Luas park and ride c. 20 minutes away at Citywest. Dublin and surrounds are easily accessible on the N81 and M50 motorway.

Naas: 10 Km. Dublin: c. 24kms.

DESCRIPTION:

Three bed semi detached home extending to c. 90 sq.mts/966 sq.ft. This property comprises of entrance hall with guest w.c., living room with double doors opening to kitchen/ dining room. Upstairs there are three bedrooms, two double and one single room with the master bedroom being en-suite and separate bathroom. The property is c. 12 years old and is modern in fit out. The garden is very generous in size with manicured rear garden with lawn and patio and a wooden barna shed for storage. This is an ideal property for both first time buyers or investors alike.

ACCOMMODATION:

Entrance Hall	4.97m x 2.04m	With understairs storage.
Living Room	4.92m x 3.38m	With feature fireplace with gas fire insert, wooden flooring and double doors.
Kitchen/ Dining Room	5.44m x 3.32m	Solid oak Shaker style kitchen units, oven & gas hob, integrated dish washer, tiled floor and splash back. Double room & garden.



Utility Room/wc

2.04m x 1.21m

With fitted units.

Bedroom 1

2.96mx 2.02m

With fitted wardrobes and wooden floor.

Bedroom 2

4.01m x 0.25m

With fitted wardrobe & wooden floor

Bedroom 3

3.29m x 3.24m

With fitted wardrobe & wooden floor.

En Suite

2.46m x 1.28m

With shower cubicle with electric shower, wc and whb tiled floor with part tiled walls.

Bathroom

2.11m x 2.07m

With both wc and whb, tiled floor & part tiled walls.



OUTSIDE:

- Side entrance.
- Off street parking.
- Well maintained rear garden.
- Patio area.
- Barna shed.



VIEWING:

BY APPOINTMENT ONLY

BER:

B3 (112392972)

PRICE REGION:

€310,000



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.