



# Two Bed Terrace Residence

9 Woodleigh Avenue, Blessington,  
Co. Wicklow, W91 N276.



2



1



74.14 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

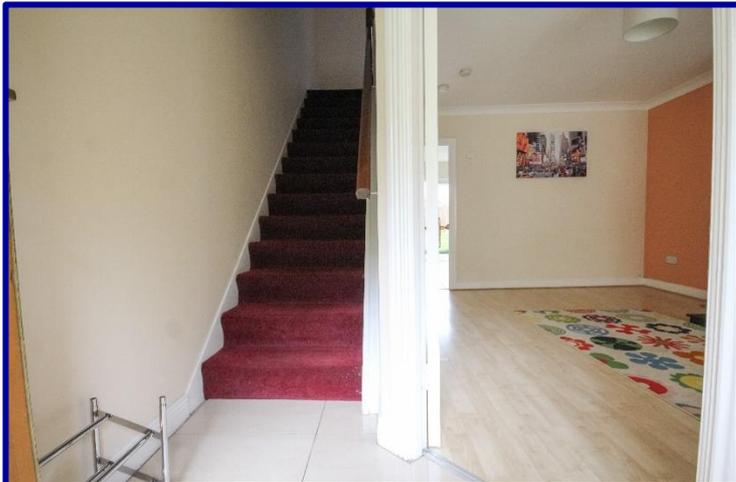
This large two bedroom townhouse is located in a quiet development on the Dublin side of Blessington village. The village boasts many amenities including shops, churches, schools, restaurants and pubs as well as leisure activities such as water sports on the Blessington Lakes, hill walking in the magnificent Wicklow Mountains, equestrian sports and golf at Tulfarris, Baltyboys, Slade Valley, and South County Dublin courses all close by.

### DESCRIPTION:

Spacious two bedroom townhouse located in a quiet leafy cul-de-sac, overlooking a large green area. No. 9 is a cleverly designed property with well-proportioned living space and two good sized bedrooms. This home comes to the market in very good condition throughout and is decorated in neutral tones making it quite effortless for the discerning purchaser to make their own. The property boasts a private rear garden with patio area and there is ample parking to the front.

### ACCOMMODATION:

<b>Entrance Hall</b>	1.61m x 1.67m.	With porcelain tiled floor.
<b>Living Room</b>	4.78m x 3.50m.	With understairs storage.
<b>Kitchen</b>	3.49m x 4.44m.	With fitted kitchen units, tiled flooring & sliding patio doors to rear garden.





**Upstairs**

**Bathroom**

2.46m x 1.80m.

Landing with hotpress & attic access.

With bath, w.c. & w.h.b.

**Bedroom 1**

3.96m x 2.56M.

With fitted wardrobe.

**Bedroom 2**

4.50m x 3.08m.

With fitted wardrobe.



## **FEATURES:**

- Property overlooks large green area.
- Ample Communal parking.
- Private rear garden.
- Patio area.
- Gas Fired central heating.
- Wooden flooring
- Fitted wardrobes in both bedrooms.
- Wired for Alarm



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (110782075)**

**PRICE REGION:**

**€235,000**



JP&M  
**DOYLE**

Established. 1952

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