



# Three Bedroom Residence

52 Blessington Orchard, Blessington,  
Co. Wicklow, W91 CC89.




3




1



84.51 sq.mt

 (045) 865 568

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## For Sale by Private Treaty

### LOCATION:

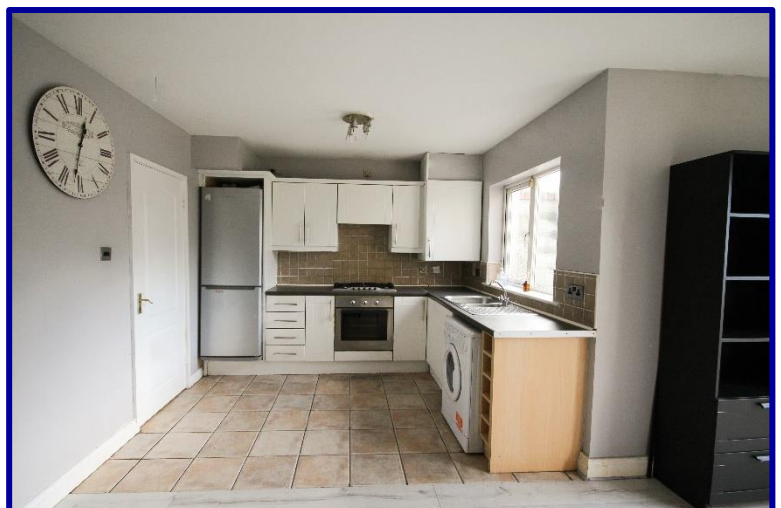
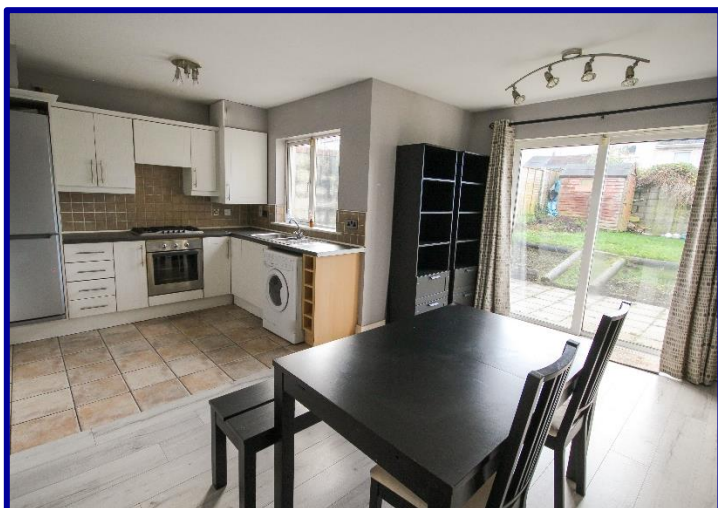
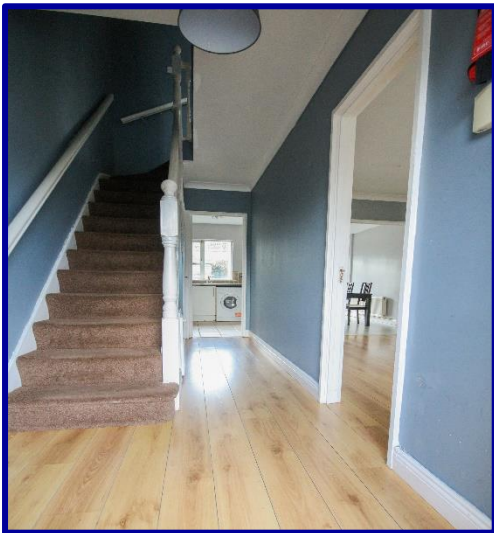
This home is located in the quiet cul-de-sac development known as Blessington Orchard, on the edge of Blessington village. This attractive home is just off the quiet Kilmalum Road, linking the Naas Road out of Blessington with Southern Blessington and Ballymore Eustace. Local amenities include schools, shops, churches, Blessington Lakes, golf clubs and various other sporting activities. The Blessington Town Centre provides a wide range of shops, coffee 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. 52 is a well designed property situated in a private cul-de-sac overlooking a large green area. Through the entrance hall which has a guest w.c, you enter a well laid out kitchen/dining area, where the sun streams through the patio doors for most of the day. A living room with bay window sums up the accommodation on the ground floor. Upstairs there is a master bedroom with en-suite which overlooks the green, two guest bedrooms and a bathroom. The property is in need of some upgrading but is the perfect opportunity for the discerning purchaser to apply their own taste. To the front, the property looks onto a large green area with off street parking. The rear garden, which is south facing, has a sunny aspect patio area and Barna shed for storage.

### ACCOMMODATION:

<b>Entrance Hall</b>	4.58m x 1.80m.	With wooden flooring.
<b>Living Room</b>	4.60m x 3.22m.	With feature fireplace with open fire, bay window, wooden flooring & double doors to:-
<b>Kitchen/Dining Room</b>	2.89m x 2.33m.	L-shaped with fitted kitchen units, oven & gas hob, tiled & wooden flooring. Tiled splash back & sliding patio doors to garden.



## UPSTAIRS

### Landing

With hotpress & attic access.

### Bedroom 1 (Master)

3.86m x 3.29m.

With fitted wardrobe & woden flooring.

### En-Suite

1.87m x 1.27m.

With corner shower cubicle.

### Bedroom 2

2.49m x 2.05m.

With fitted wardrobe & wooden flooring.

### Bedroom 3

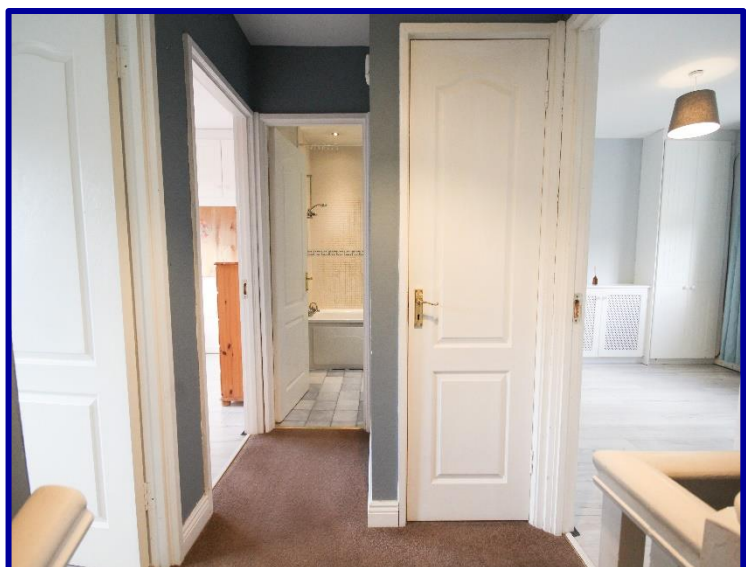
2.49m. x 2.05m.

With fitted wardrobe & wooden flooring.

### Bathroom

2.12m x 1.70m.

With bath, W.C. & W.H.B. Tiled floor & part tiled walls.





## **OUTSIDE:-**

- Property overlooking large green area
- Front garden & off street parking
- Rear garden:- south facing
- Patio area
- Barna Shed.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C3 (105621106)**

**PRICE REGION:**

**€295,000.**



**JP&M**  
**DOYLE**

Established. 1952

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