



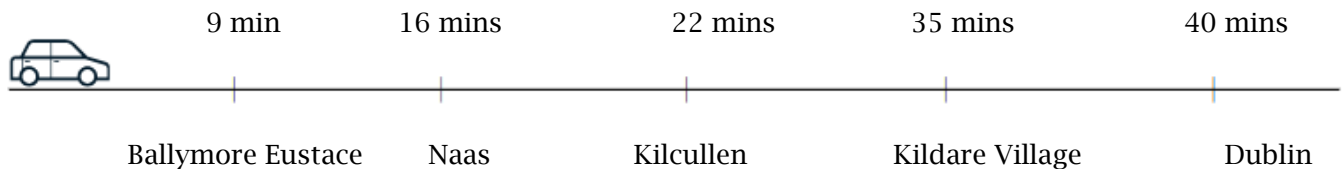
NO. 9 THE DRIVE
BLESSINGTON ABBEY
BLESSINGTON | CO. WICKLOW | W91 NX62 |

FOR SALE BY PRIVATE TREATY

LOCATION

This home is located in the mature cul-de-sac development known as Blessington Abbey, 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. Blessington Shopping 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. 13 kms.
Kilcullen: c. 16 kms.
Dublin: c. 30 kms.



DESCRIPTION

No. 9 is a well-designed property which has all the features one would expect from a modern home. Through the entrance hall which has a guest w.c, you enter a well laid out kitchen/breakfastroom with separate utility room and double doors leading to a large dining room. This has sliding doors to patio area and also double doors to the living room. The living room is to the front of the house and has wooden floors and open fireplace. Upstairs there is a master bedroom with beautiful feature bay window and en suite, two large guest bedrooms and a bathroom. The property is ready for immediate occupation and is ideal for first time buyer or those upgrading from apartment living. Outside there is a large side entrance which could be used to extend the existing accommodation (subject to PP). The garden is a blank canvas for the gardening enthusiast. There is small patio area and barna shed for storage.



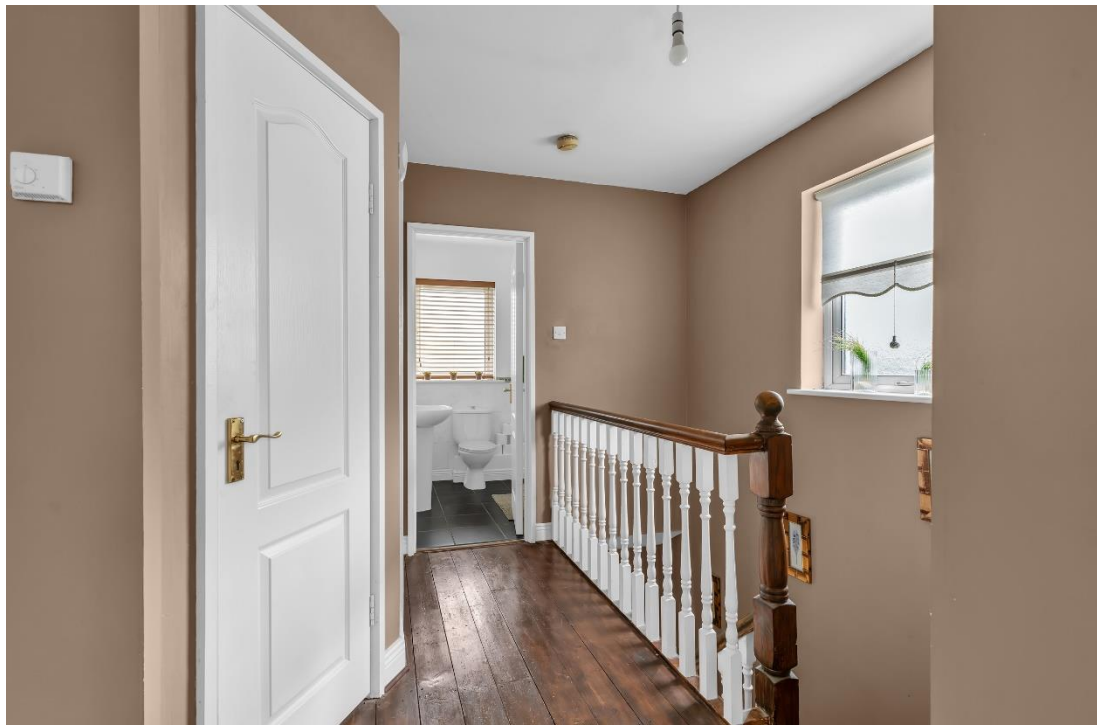
ACCOMMODATION

ENTRANCE HALL	3.95m x 1.35m	With wooden flooring & guest W.C.
LIVING ROOM	4.33m x 3.77m	With feature fireplace, wooden flooring & double doors to;-
DINING ROOM	3.63m x 2.82m	With sliding patio door to garden.
KITCHEN / DINING	6.59m x 3.18m	With cream shaker style fitted units, oven & hob, tiled floor & splashback & utility off.
UTILITY ROOM	2.10m x 1.13m	Plumbed for washing machine.
UPSTAIRS		Landing & hotpress & attic access.
BEDROOM 1	3.01m x 2.77m	With T&G flooring & fitted wardrobes.
BEDROOM 2	3.90m x 3.09m	With T&G flooring & fitted wardrobes.
BEDROOM 3 (MASTER)	3.75m x 3.24m	With feature bay window, fitted wardrobes & En-Suite.
EN-SUITE	2.74m x 1.11m	With shower, W.C. & W.H.B. Tiled floor & part tiled walls.
BATHROOM	2.00m x 2.02m	With bath, overhead electric shower, W.C. & W.H.B. Tiled floor & part tiled walls.



GALLERY







OUTSIDE

- Front garden.
- Off street parking.
- Extra wide side entrance.
- Rear patio & garden.
- Barna shed.



VIEWING:

By Appointment Only

PRICE REGION:

€395,000

BER: C3 (110283017)

SELLING AGENT:

J. P. & M. Doyle Ltd.
Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

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Email: enquiries@jpmdoyle.ie



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