



No. 27 Blessington Orchard

Blessington | Co. Wicklow | W91 FT29




3




3



sq.m

 (045) 865 568

 www.jpmdoyle.ie

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.

ACCOMMODATION:

ENTRANCE HALL:	4.88m x 1.91m	With wooden flooring, understairs storage. panelled walls & guest W.C.
LIVING ROOM:	4.62m x 3.23m	With wooden flooring, bay window & open fireplace. Double doors to;-
KITCHEN / BREAKFAST ROOM:	5.10m x 4.62m	L- Shaped, With painted fitted kitchen, dishwasher, fridge - freezer, washing machine, wooden flooring & patio door to garden.



DESCRIPTION:

No. 27 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 has wooden flooring for most part. contrary navy painted kitchen fitted wardrobes and gas fired central heating. Outside there is a large shed which could be adapted as a extra office. 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:

UPSTAIRS:

BEDROOM 1:

3.51m x 3.30m

With hotpress & attic access, wooden flooring.

EN-SUITE:

1.91m x 1.29m

With fitted wardrobes, shelves & en-suite.

BEDROOM 2:

2.99m x 2.45m

With corner shower cubicle, W.C. & W.H.B.

BEDROOM 3:

2.45m x 2.06m

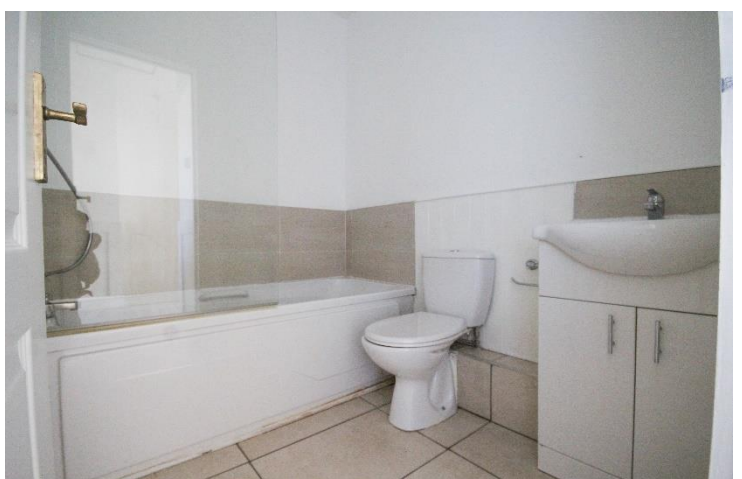
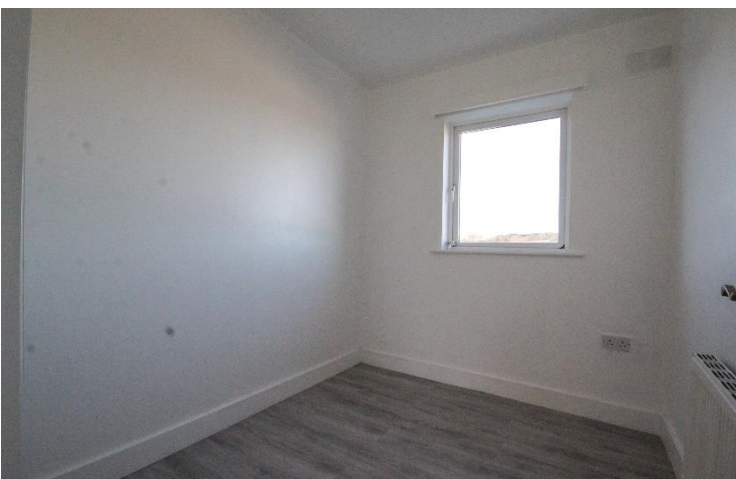
With wooden flooring.

BATHROOM:

2.13m x 1.69m

With wooden flooring & fitted wardrobes.

With bath with overhead shower hose, glass shower screen, W.C. & W.H.B. With vanity unit, tiled floor & part tiled walls.



OUTSIDE:

Large shed 2.59m x 2.47m.

Barna shed.

Wood shed.



VIEWING:

BY APPOINTMENT ONLY.

BER:

C2

PRICE REGION:

€310,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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