





## No. 28 The Green



| Blessington Abbey | Blessington |  
Co. Wicklow | W91 NF78 |

 (045) 865 568

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

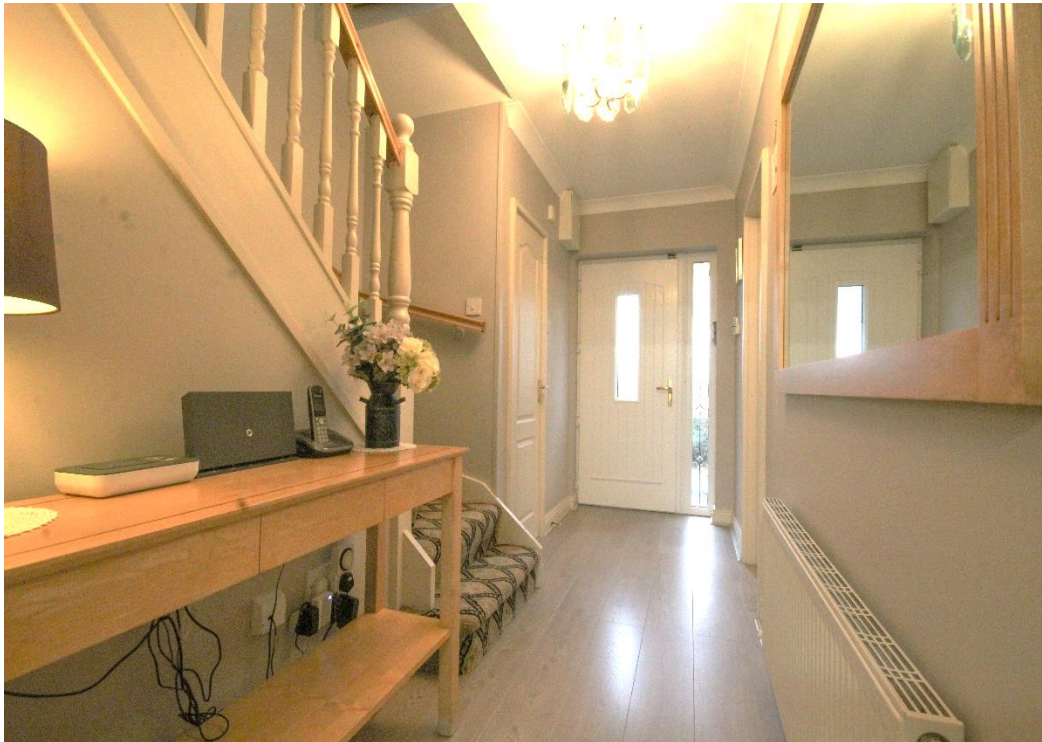
## LOCATION:

This family home is located in the much sought after development at Blessington Abbey, on the edge of Blessington Village and just off the Kilmalum Road. Local amenities include schools, shops and churches. The Blessington Town Centre provides even further choice for shopping and eating. The beautiful Blessington Lakes and various other sporting activities such as golf, horse riding and hill walking are close by. Blessington Town is situated on the N81 with a good bus service to Dublin and 15 minutes from the Luas Park and Ride from Saggart.

**Naas:** c. 6 miles. **Citywest:** c. 10 miles. **Dublin:** c. 18 miles.

## ACCOMMODATION:

<b>ENTRANCE HALL:</b>	3.94m x 1.33m	With wooden flooring & guest W.C.
<b>LIVING ROOM:</b>	4.28m x 1.33m	With feature fireplace & wood burning stove, wooden flooring, coving & opening to;-.



## **DESCRIPTION:**

Absolutely beautiful three bedroom residence with extra wide side entrance extending to a generous c. 116.40 sq.m/ 1252 sq.ft . No. 28 The Green is situated to the back of the development in a quiet cul de sac, in an elevated position overlooking a large field. It was bought from new by the current owner and has been lovingly cared for and added to over the years. It is very well presented both inside and out leaving little for the discerning purchaser to do. The property has a welcoming hallway leading to large kitchen breakfast room that opens through to the dining room, which equally opens through to the living room at the front of the house giving a lovely flow to the ground floor. To the back the owner added on a sunroom which overlooks the beautifully landscaped gardens with raised decking to enjoy the evening sun. Upstairs there are three large bedrooms all with fitted wardrobes and built in units. The master bedroom has a lovely bay window feature overlooking the surrounding countryside and a well equipped en-suite. The bathroom has been recently remodelled and now comprises of a large walk in shower with contemporary tiling and bathroom fittings. This is a lovely family home in a lovely mature estate. Early viewing is advised.



**DINING ROOM:**

3.67m x 2.80m

With wooden flooring & sliding patio door to conservatory.

**KITCHEN  
/BREAKFAST  
ROOM:**

6.59m x 3.11m

With cream country style fitted kitchen units, bespoke cabinet with pull out shelves, integrated fridge freezer. Double oven & gas hob. Wooden flooring, wood burning stove & utility door off;-.

**UTILITY ROOM:**

2.19m x 1.16m

Plumbed for washing machine.

**SUNROOM:**

3.25m x 2.67m

With wooden flooring & French doors to garden.



**UPSTAIRS:**

**LANDING:**

With hotpress & attic access.

**BEDROOM 1:**

2.95m x 2.78m

With fitted wardrobes & eye level cabinets & desk.

**BEDROOM 2:**

4.08m x 3.13m

With fitted wardrobes & wooden flooring. Built in dressing table & undercounter storage.



**BEDROOM 3:**

3.75m x 3.11m

With fitted wardrobes & wooden flooring. Large bay window with window seat & En-Suite.

**EN-SUITE:**

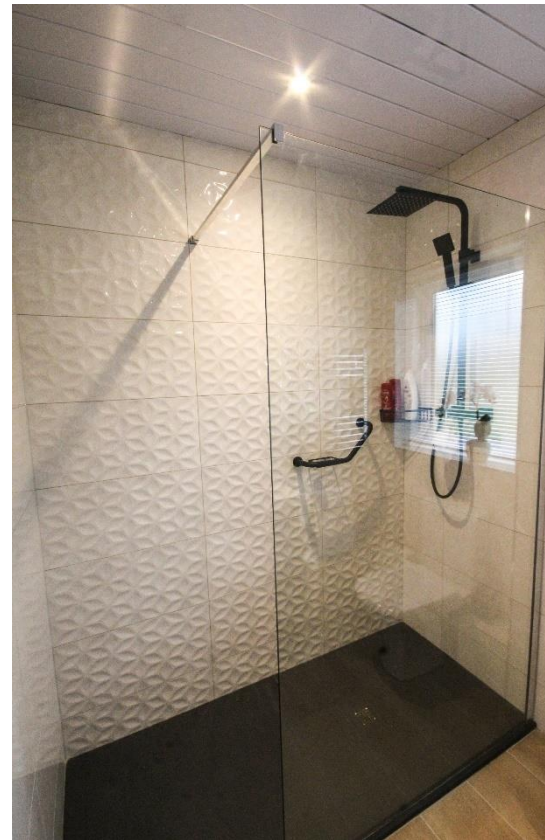
2.74m x 1.12m

With shower, W.C. & W.H.B. Fully tiled.

**BATHROOM:**

2.00m x 1.94m

With large walk in shower cubicle with rainfall shower head, W.C. & W.H.B. With vanity unit, fully tiled.





**SELLING AGENT:**

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

Price Region:

€410,000

BER:

B3 (111296000)

Telephone:

(045) 865 568

Email:

Blessington@jpmdoyle.ie



**OUTSIDE:**

Large front drive. Landscaped front garden. Extra wide side entrance. Landscaped rear garden. Mature shrubbery and herbaceous borders. Raised patio area. Barna Shed.

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