



# Three Bedroom Semi-Detached Residence, 2 Kilmalum Avenue, Blessington Co. Wicklow.



3



3



103.52 sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION:

No. 2 Kilmalum Avenue is perfectly located at the front of Blessington Manor Estate on the edge of Blessington village. All amenities – shops, churches, schools, pubs and restaurants – are within walking distance and the Town Centre development, which includes Dunnes Stores supermarket and various other retail and leisure outlets are within a stones throw.

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

### DESCRIPTION:

Three bedroom semi detached property extending to c. 103 sq. mts / 1108 sq. ft. , very well designed with a slightly different layout to your average three bed semi. Internally it offers bright spacious accommodation and 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/dining area with crem high gloss units, the living room is the other side of the hallway and it has double doors that lead to the back garden. Upstairs the master bedroom has a walk in wardrobe and en-suite, while the other two bedrooms both have fitted wardrobes. The bathroom is fully tiles with porcelain tiles. This property has been let and does require some decoration however any discerning purchaser will see this as an opportunity to put their own stamp on a lovely house in a lovely location.

### ACCOMMODATION:

Entrance Hall	2.14m x 2.69m.	With porcelain tiled flooring & guest w.c.
Living Room	6.11m x 3.37m.	With feature fireplace, wooden flooring & french doors to garden.
Kitchen	6.09m x 2.91m.	With fitted kitchen units, oven & hob porcelain tiled flooring & tiled splash back.



## UPSTAIRS

Bedroom 1 4.42m x 3.16m.

Walk-in-wardrobe 1.63m x 1.33m.

En-Suite 1.76m. x 1.58m.

Bedroom 2 3.11m x 2.26m.

Bedroom 3 3.10m x 2.85m.

Bathroom 2.24mx 1.67m.

Landing & hot press with attic access.

With walk-in wardrobe & En-Suite.

With shelves & hanging rails.

With shower cubicle & electric shower, w.c. & w.h.b. Tiler floor & part tiled walls.

With fitted wardrobe

Fully tiled with porcelain tiles, bath w.c. & w.h.b.



### OUTSIDE/SERVICES:

- Front garden
- Off street parking
- Side Entrance
- Rear garden
- Gas fired central heating.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B3 (113533541)**

**PRICE REGION:**

**€319,000**



JP&M  
**DOYLE**

Established. 1952

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