



Two Bedroom Terrace Residence,

No.4 Woodleigh Park, Blessington, Co. Wicklow, W91 Y326.




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74 Sq.Mt.

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Situated in a quiet development on the Dublin side of Blessington village. The village boasts many amenities including shops, churches, schools, restaurants and pubs as well as leisure activities such as water sports on Blessington Lake, hill walking in the magnificent Wicklow mountains, equestrian sports and golf at Tulfarris, Baltyboys, Slade Valley and South County Dublin courses all close by. The property is easily accessible to Dublin and surrounds and a regular bus service (no. 65) would benefit commuters to and from Dublin City Centre that would prefer to leave the car at home.

Naas: c. 8 miles. **Tallaght:** c. 10 miles. **Dublin City Centre:** c. 18 miles.

DESCRIPTION:

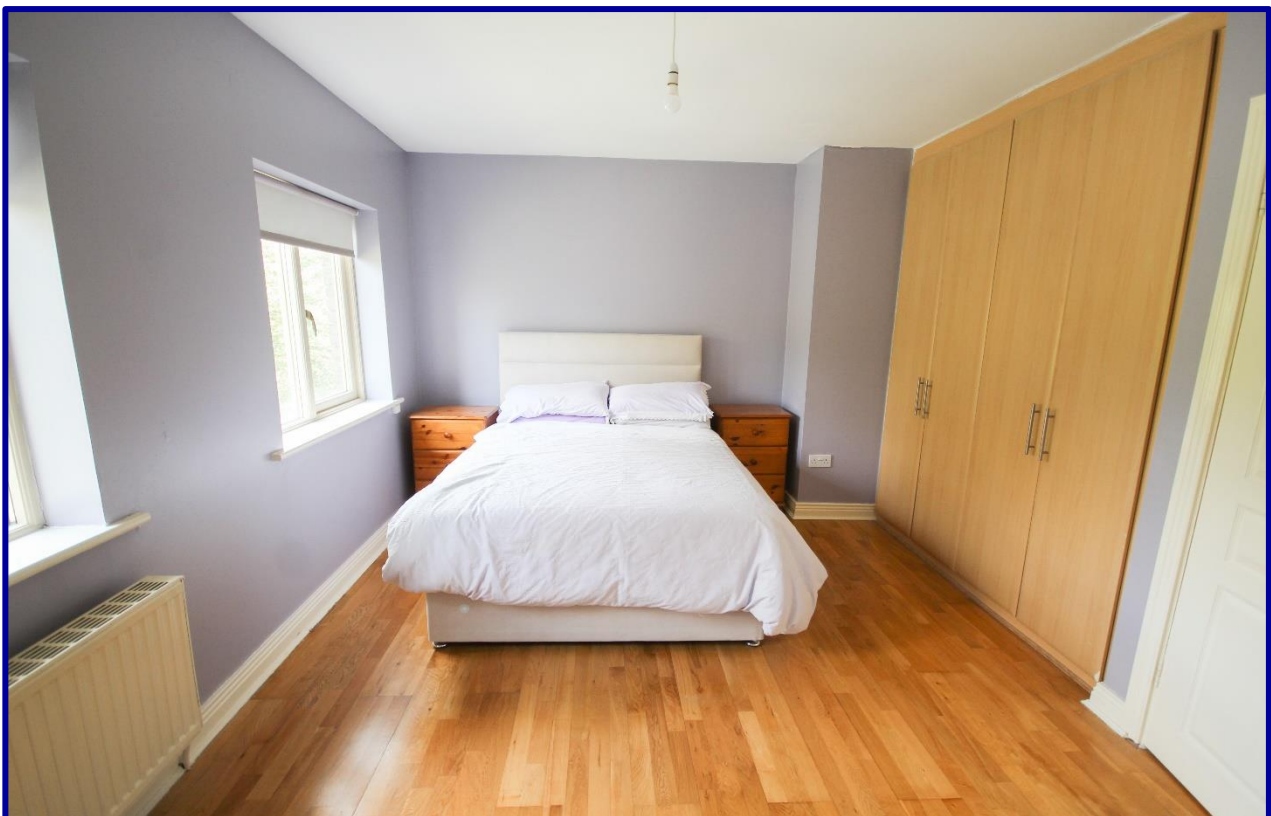
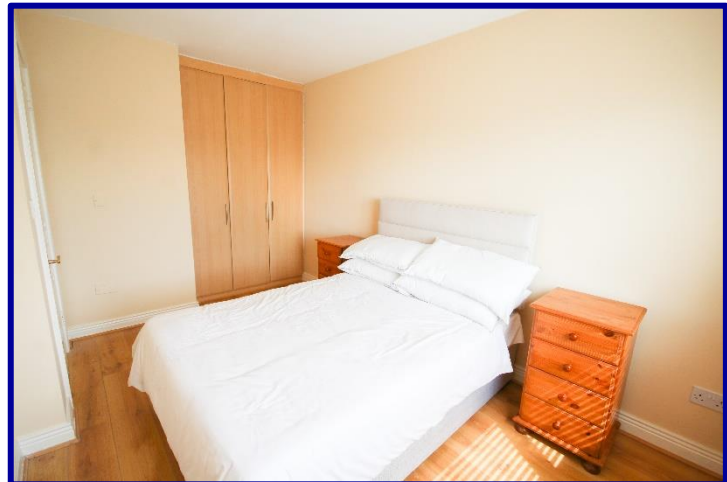
Spacious, two bedroom residence located in a quiet cul de sac in Woodleigh. This property comes to the market in walk in condition having been remodelled by its owner to a very high standard. No.4 is tastefully decorated with beautiful tiling in the entrance hall, leading into a large open plan living room with feature brick fireplace complete with wood burning stove and opening into a sunny south facing kitchen with contemporary high gloss kitchen units, centre island/breakfast bar and integrated appliances. Upstairs there are two double bedrooms with the master bedroom spanning the width of the house and overlooking the green area to the front. The bathroom has been refitted with modern tiling and sanitaryware. Outside there is communal parking to the front, the house overlooks a large green area and the rear garden enjoys a south west facing aspect with large patio area, stepped garden and barna shed.

ACCOMMODATION:

Living Room 4.85m x 3.43m. With wood burning stove.



Kitchen	4.42m x 3.40m.	With fitted kitchen units, breakfast bar & french doors to garden.
Shower Room	2.38m x 1.78m.	Fully tiled with shower. W.C. & W.H.B.
Bedroom 1	3.98m x 2.56m.	With fitted wardrobe & wooden floor.
Bedroom 2	4.45m x 3.08m.	With fitted wardrobe & wooden floor.



OUTSIDE:

- Communal parking
- Rear garden
- Patio area.

SERVICES:

- Water: Mains
- Sewage: Mains
- Heating: Gas Fired Central Heating
- Electricity: ESB.



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (106394802)

PRICE REGION:

€299,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

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