



Three Bed Duplex,

24 Woodleigh Grove, Blessington,
Co. Wicklow, W91HW98.




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96.2sq.m

 (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, three-bedroom, two storey duplex with own door access, extending to c. 100 sq.mt/1076 sq.ft. No. 24 is a cleverly designed property with generous living and sleeping accommodation. The kitchen is laid out to the front and the living room at the back has sliding patio doors to a large decked balcony with a sunny rear aspect. Upstairs the bedrooms are all a good size with fitted wardrobes in every room and the master bedroom having its own en-suite. This property is in very good condition, being completely re-painted throughout and new carpets laid. The Kitchen units have had a refresh and there was a new gas boiler installed recently. Outside the property boasts beautiful views of the mountains and there is a patio area to the front of the property and a private decked balcony to the rear giving options to enjoy outdoor living. There is ample parking to the front of the property.

ACCOMMODATION:

Entrance Hall 4.52m x 1.26m

Living Room 5m x 4.23m

With fireplace & gas fire inset, sliding doors to balcony & wooden flooring.

Kitchen Breakfast Room 4.31m x 3.65m

With shaker style fitted kitchen, units, oven & hob, washing machine, dishwasher, wooden flooring & tiled splash back.





Upstairs

Bedroom 1

4.02m x 3.42m

Landing & Attic access + hotpress.

With wooden flooring and fitted wardrobes.

En- Suite

3.12m x 0.9m

With shower cubicle with shower head, W.C, & W.H.B.

Bathroom

2.19m x 1.73m

With bath, & over head shower, glass shower screen, W.C, W.H.B, tiled floors & part tiled walls.

Bedroom 2

4.38m x 2.61m

With wooden flooring & fitted wardrobes.

Bedroom 3

3.47m x 2.29m

With wooden flooring & fitted wardrobes.



OUTSIDE:

- Large green area adjacent.
- Ample parking.
- Private balcony not overlooked.
- Patio area to the front of the property.



VIEWING:

BY APPOINTMENT ONLY

BER:

B3

PRICE REGION:

€270,000



**JP&M
DOYLE**

Established. 1952

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PSRA Licence: 002264

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