



No. 18 Woodleigh Grove

Blessington | Co. Wicklow | W91 FP8K




2




1



69.53sq.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:

Two bedroom own door apartment located in the middle of a block and not overlooked. The property is in walk in condition having been completely repainted throughout with new flooring laid. With small entrance hall, large living room / dining room, separate kitchen with maple shaker units, the property has a very spacious feel. To the back of the apartment there is a small hallway with two bedrooms off and large bathroom. There is access to a private rear courtyard just off the main bedroom which is a quiet space where one can sit and relax. With gas fired central heating and ready to walk into, this apartment would make the ideal starter home or investment opportunity.



ACCOMMODATION:

ENTRANCE HALL:	1.66m x 1.94m	With Luxury Vinyl Tile flooring.
LIVING / DINING ROOM:	5.00m x 6.41m	With carpet flooring, feature fireplace & gas fire insert.
KITCHEN:	3.11m x 2.01m	With shaker style fitted units, oven & hob, extractor fan, Luxury Vinyl Tile flooring & tiled splash back.
HALLWAY:	3.42m x 1.04m	With hotpress.
BATHROOM:	2.46m x 1.70m	With contemporary tiling, bath & overhead shower, glass shower screen. W.h.b & w.c. Tiled floor & part tiled walls.
BEDROOM 1:	5.06m x 2.48m	With fitted wardrobe & door to rear patio area.
BEDROOM 2:	2.37m x 4.07m	With fitted wardrobe.





VIEWING:

BY APPOINTMENT ONLY

BER:

B3 (106939572)

PRICE REGION:

€239,000

MANAGEMENT FEES:

€1,281 PER ANNUM.



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

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.