



# Three Bedroom Semi-Detached Residence,

73 Burgage Manor, Blessington, Co. Wicklow, W91 D528.



3



3



110 sq.m



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

No.73 is located in a mature tree lined Cul-De-Sac in the prestigious and popular Burgage Manor Development. Located just on the edge of Blessington Village, Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin.

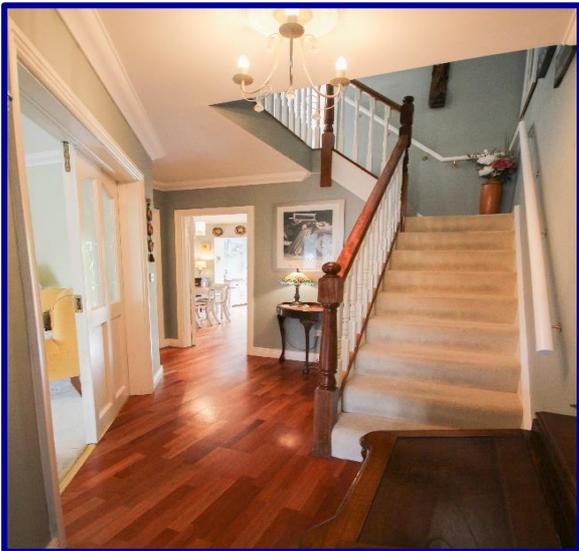
**Naas:** c. 12 km      **Citywest:** 9 km      **Dublin City Centre:** c.28 km.

### DESCRIPTION:

Attractive three Bedroom, part brick fronted, Semi-Detached residence extending to c.110 Sq.Mt located in a quiet Cul-De-Sac in the ever popular Burgage Manor Estate. The property is typically laid out and is presented in excellent condition throughout with double doors leading to large Living Room, bright and airy Kitchen/Dining Room complete with Pantry/Storeroom, and three good sized Bedrooms, with Master En-Suite and fitted wardrobes. Outside the front drive has off street parking and the rear garden is low maintenance with patio area and West facing aspect.

### ACCOMMODATION:

<b>Entrance Hall:</b>	5.65m x 2.37m.	With wooden flooring.
<b>Living Room:</b>	4.40m x 4.00m.	With bay window & fireplace with gas fire.
<b>W.C.:</b>	1.93m x 1.83m.	With W.C. & W.H.B.
<b>Kitchen / Dining Room:</b>	5.64m x 5.31m.	With fitted kitchen units, wooden flooring & fitted kitchen units, wooden flooring & sliding patio doors to rear garden. Understairs storage closet.



## UPSTAIRS

### Landing

With hotpress.

**Bedroom 1** 2.65m x 2.31m.

**Bedroom 2** 3.36m x 2.58m.

With fitted wardrobe.

**Bathroom** 2.34m x 2.06m.

With bath, W.C. & W.H.B. Tiled floor & part tiled walls.

**Bedroom 3** 5.31m x 3.30m.

With fitted wardrobe. & En-Suite.

**En-Suite** 1.80m x 1.69m.

With shower, W.C. & W.H.B. Part tiled walls.



**OUTSIDE:**

- Front drive with off-street parking
- Front garden
- Side entrance
- Back garden
- Patio area.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (108694019)**

**PRICE REGION:**

**€330,000**



**JP&M**  
**DOYLE**

Established. 1952

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