



JP&M
DOYLE

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FOR SALE

**FIVE BEDROOM DETACHED BUNGALOW
ON C. 0.5 ACRE/ 0.202 HA.,
QUARRY ROAD, BALLYKNOCKAN,**



**BLESSINGTON, CO. WICKLOW,
W91Y7W8.**

jpmdoyle.ie

(045) 865 568

LOCATION:

The property is located on the Quarry Road on the edge of Ballyknockan Village. A beautiful scenic location at Ballyknockan which commands unrivalled views of the Blessington Lakes. Churches, schools, and shops are closeby in the villages of Vallemount and Blessington and Blessington provides further amenities with the Blessington Town Centre which includes Dunnes Stores and other retail outlets.

Blessington: c. 6 miles. **Dublin:** c. 22 miles.

DESCRIPTION:

Five bedroom detached bungalow built c. 1984 extending to c. 1,560 sq. ft./ 145 sq. mts. The property stands on an elevated site of c. 0.5 acre/ 0.202 Ha. All rooms are generous in size with an inviting entrance hall, a large living room and all double bedrooms. There is a large attic which may be suitable for conversion subject to receiving the necessary planning consent. This property is in need of some refurbishment internally however it is the perfect opportunity for the discerning purchaser to relocate to this much coveted area, where homes seldom come to the market. Early viewing advised.

ACCOMMODATION:

Entrance Hall:

4.26m x 2.46m.

Living Room:

4.84m x 3.90m. With open fireplace and hotpress.

Kitchen:

4.19m x 3.78m. With open fireplace and fitted units.

Utility Room:

3.81m x 1.28m. With sink and plumbed for washing machine.

Hallway:

8.64m x 1.06m.



Bedroom 1 (Back):

4.00m x 3.83m.

Bedroom 2 (Front):

4.23m x 3.44m.

Bathroom:

3.80m x 1.91m. With bath, w.c., w.h.b. and shower cubicle.

Bedroom 3 (Front):

3.44m x 2.90m.

Bedroom 4 (Back):

4.35m x 3.81m.

Bedroom 5 (Front):

3.49m x 2.83m.

W.C.:

1.64m x 1.06m. With w.c.



OUTSIDE:

- Large front drive
- Rear gardens
- Concrete shed

SERVICES:

- **Water:** Mains
- **Sewage:** Septic Tank





VIEWING: By Appointment Only

BER RATING: D2 (111068557)

PRICE REGION: €325,000



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PSRA Licence: 002264

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