



Three Bedroom Duplex

No. 23 The Close | Downshire Park | Blessington |
Co. Wicklow | W91 NY56 |



3



2



124sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated in a quiet development just off the ring road in the attractive Downshire Park Development in the centre 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 with an energy efficient B2 energy rating and extending to c. 124 sq.mt/ 1334 sq.ft. No. 23 is a cleverly designed property with generous living and sleeping accommodation. The accommodation is laid out to take full advantage of the views with the bedrooms on the lower floor and the open plan kitchen/ living/ dining room on the top floor. The large entrance hall with attractive porcelain tiling leads you to the bedrooms and master bathroom. The bedrooms are all double rooms with fitted wardrobes and the master bedroom has its own en-suite. There is a separate utility room and storage closet on this level also. Upstairs the open plan living areas are extremely bright and spacious and have French doors that lead to a balcony. This property is in very good condition throughout. Outside the property boasts beautiful views and there is designated parking to the rear of the property.

ACCOMMODATION:

ENTRANCE HALL:	2.11m x 8.42m	With tiled floor & hotpress, understairs storage & utility room.
BEDROOM 1:	3.86m x 3.49m	With fitted wardrobes, study desk, wooden flooring & En-Suite.
EN-SUITE:	2.33m x 0.86m	With shower, W.C & W.H.B. Tiled floor & part tiled walls.
BATHROOM:	3.18m x 1.74m	With bath, W.C. & W.H.B. Fully tiled.
BEDROOM 2:	5.29m x 2.84m 3.52m x 2.84m	With fitted wardrobes & wooden floor. With fitted wardrobes & wooden floor.
BEDROOM 3:		
UTILITY ROOM:	1.88m x 1.36m	Plumbed for washing machine & sink.
UPSTAIRS:		
W.C.:	1.40m x 1.28m	With W.C. & W.H.B.
LIVING ROOM:	6.60m x 4.41m	With wooden flooring, electric wall mounted fire. designated study area. French doors to balcony & deeting.
KITCHEN / DINING ROOM:	5.75m x 3.12m	With cream fitted kitchen units, porcelain tiled flooring& splaschback, fridge freezer, oven & hob, dishwasher.





VIEWING:

BY APPOINTMENT ONLY

BER:

B2 (100474303)

MANAGEMENT FEES:

€1,792 PER ANNUM.

PRICE REGION:

€280,000



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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