



Three Bedroom Residence,

13 Rockypool Crescent, Blessington,
Co. Wicklow, W91 X9F5.



3



2



97 sq.mt.

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

The property is located in a quiet cul de sac development on the outskirts of Blessington Village. The property is a short walk to all the amenities that Blessington has to offer, including many shops, restaurants, pubs, churches, leisure pursuits and both primary and secondary schools.

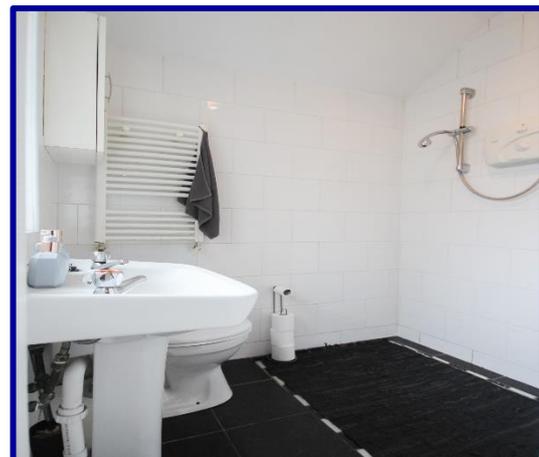
Citywest: c. 14 kms. **Dublin City Centre:** 29kms.

DESCRIPTION:

Two storey semi-detached property in excellent condition throughout. The property which has been lovingly cared for by its owners has been upgraded to include wooden & tiled flooring, country style, solid wood fitted kitchen, Wet room downstairs and Jack & Jill style en-suite upstairs. Decorated in neutral tones throughout, this property has bright spacious accommodation and is sure to appeal to many. There is also the benefit of newly fitted triple glazed windows throughout. Outside there is a pretty front garden and a large rear garden which is low maintenance. Kit has a large block built garage with esb and plumbed for washing machine. The property overlooks a large green area with mature trees and shrubbery. This is a lovely family home and early viewing is advised.

ACCOMMODATION:

Entrance Porch	2.61m x 1.89m.	With tiled floor.
Hallway	4.83m x 1.97m.	With wet room & door to garden.
Living Room	4.18m x 3.55m.	With feature brick fireplace with open fire. Wooden flooring & covings.
Kitchen / Breakfast Room	5.28m x 2.46m.	With country style fitted units, integrated fridge/freezer & dishwasher, tiled floor & splashback, French doors to garden.
Wet Room	1.78m x 1.40m.	Fully tiled with electric shower.



UPSTAIRS

Bedroom 1

2.59m x 2.55m.

Landing with hotpress.

Bedroom 2

3.54m x 2.31m.

With fitted wardrobe, wooden floor.

En-Suite

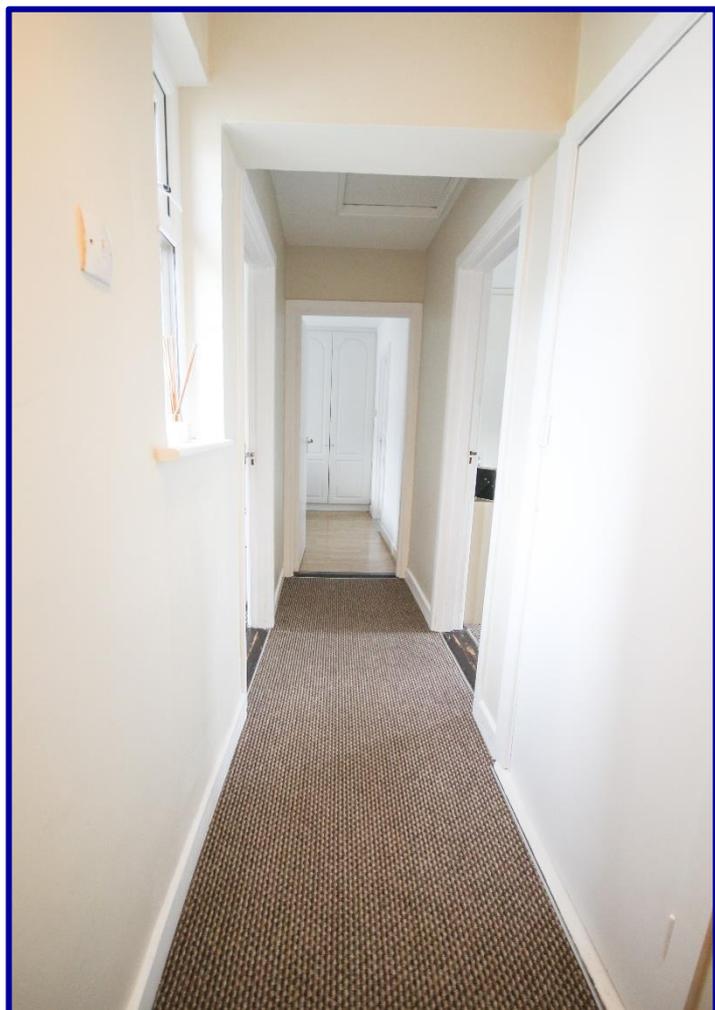
2.33m x 1.82m.

Fully tiled with large shower cubicle with electric shower, W.C. & W.H.B. Heated towel rail.

Bedroom 3

3.37m x 2.41m.

With fitted wardrobe.



OUTSIDE

Shed 2.72m x 2.03m. Plumbed for washing machine & E.S.B. connected.



VIEWING:

BY APPOINTMENT ONLY

BER:

D1

PRICE REGION:

€295,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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