

Bungalow On C. 6.7 Acres / 2.7 Ha.,
With P.P. for c. 310 sq. mts residence,
Carrig, Lacken, Blessington, Co. Wicklow, W91 W8Y2.



3



1



81 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

DESCRIPTION:

Three bedroom bungalow, extending to c. 81 sq.mts / 880 sq.ft standing on an elevated site of c. 6.7 acres/ 2.7 Ha. ew. The land runs right down to the edge of the lake. This residence would be in need of some refurbishment however it does have well-proportioned rooms with high ceilings and oil fired central heating.

PLANNING PERMISSION

Planning permission has been granted for the demolition of existing dwelling and garage and construction of a new single storey dwelling c. 310 sq. mts which is to be built into the hillside to the rear of the original dwelling along with the upgrading of the existing septic tank and percolation area. **Planning file reference number 17968**



LOCATION:

Situated on the Lake Drive Road between the Blessington Bridge and the village of Lacken with panoramic views of the Blessington Lakes. This unique property is located in one of the regions most spectacular locations fronting the Blessington Lakes. The panoramic views make this one of the most exceptional properties currently available in the area. Lacken Village is just a stroll away and there are a host of leisure activities on and around the lake with sailing, kayaking, windsurfing, walks around the lakes, not to mention golf, hill walking and equestrian pursuits all closeby. Lacken and Vallymount villages are both nearby with schools, shops and churches. Blessington provides further amenities with an array of shops, eateries, pubs, schools and churches.

Blessington: c. 3 miles. **Dublin:** c. 21 miles.

ACCOMMODATION:

Entrance Hall:	4.55m. x 1.34m. / 5.76m x 0.89m.	
Sitting Room:	3.62m. x 3.25m.	With fireplace.
Kitchen:	3.62m. x 3.74m.	With Stanley oil fired range.
Utility:	2.63m. x 1.72m	With sink unit & door to rear garden.
Bedroom 1:	3.53m. x 3.19m.	
Bedroom 2:	4.22m. x 3.53m.	
Bedroom 3:	3.15m. 2.76m.	
Bathroom:	1.73m x 2.94m.	With bath, w.c. and w.h.b.
Garage:	8.70m. x 5.33m.	With electricity and up and over door.

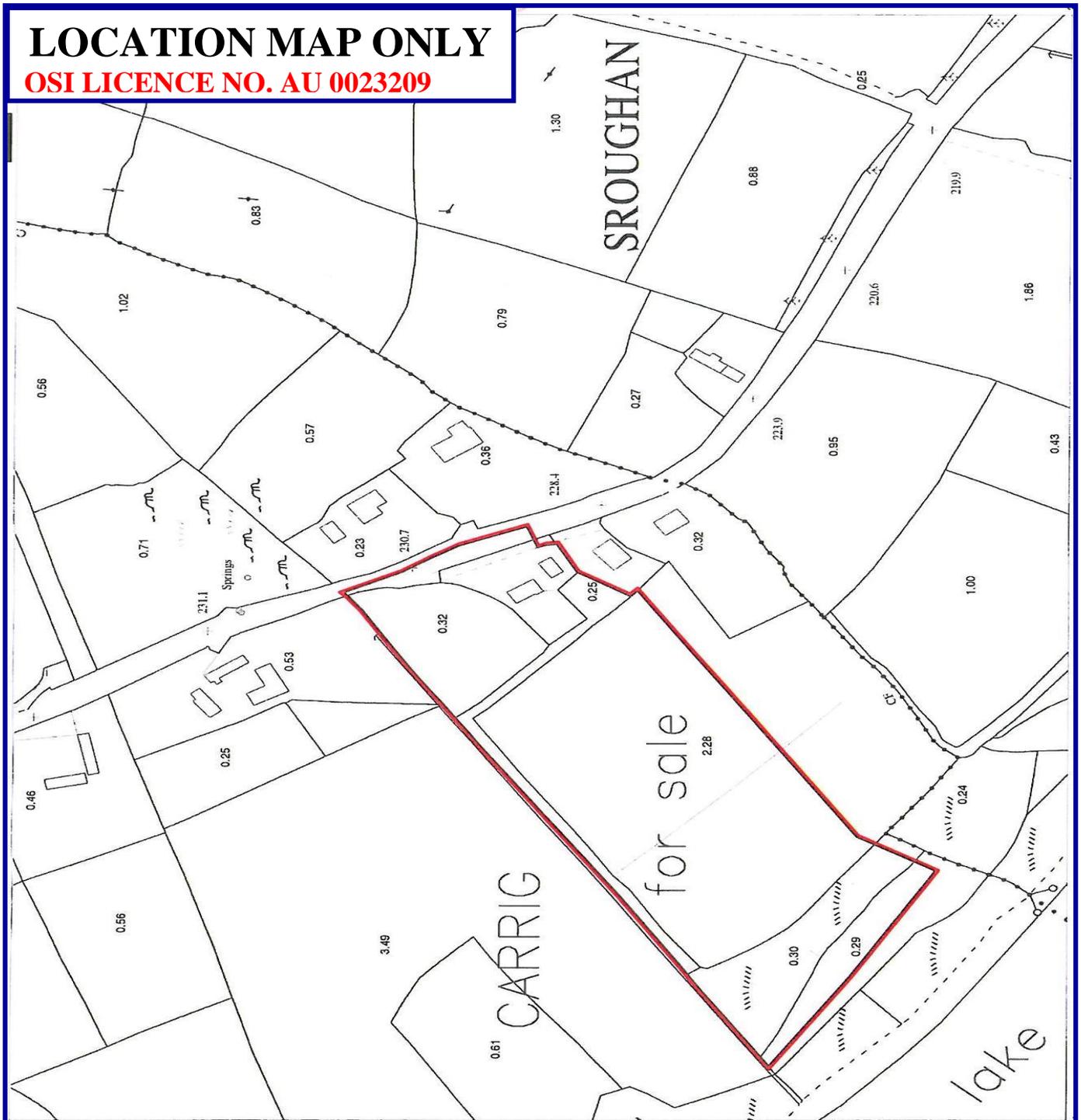
OUTSIDE:

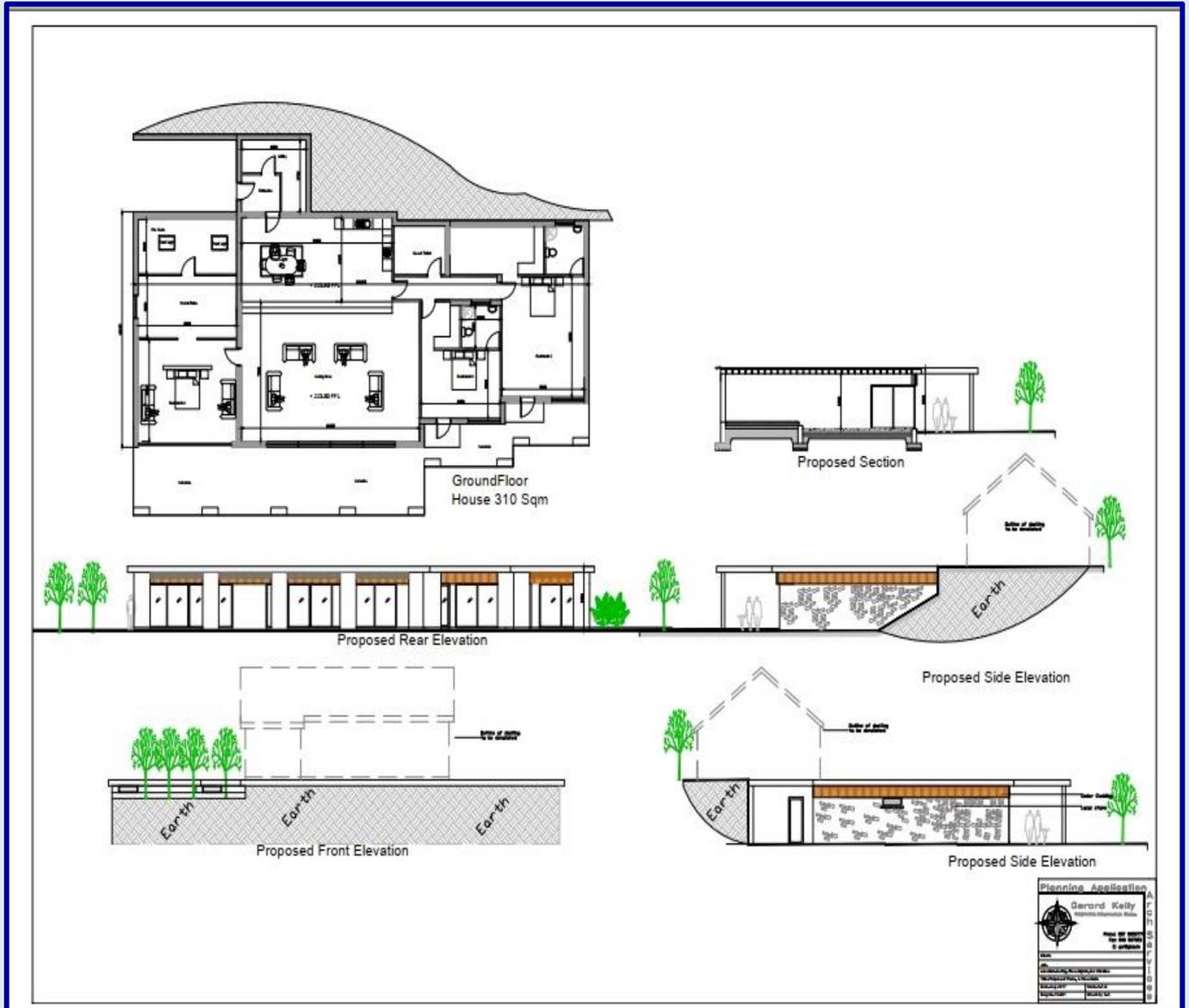
- Hardcore drive
- Garage with e.s.b. 8.70m x 5.33m.
- Gardens and lands extending to c.6.7 acres /2.7 Ha.,
- Outstanding views of the Blessington Lakes.



SERVICES:

- Septic tank
- Mains Water
- Oil fired central heating





VIEWING:

BER:

PRICE REGION:

BY APPOINTMENT ONLY

G (104948989)

€450,000



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

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.