





Bungalow On C. 0.75 Acre,
Humphreystown, Blessington,
Co. Wicklow, W91 V9R6.



205.26sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Situated just off the Lake Drive Road (R758) at Humphreystown close to Tulfarris Hotel & Golf Club and Vallemount, Vallemount is a small village on The Blessington Lakes with all amenities including the Church, School, and Public House. The property is situated c. 7.5 Km. South of Blessington close to the Blessington Lakes and just off the N81 within easy commuting distance of Dublin City. The Dublin Bus (No.65) route can be accessed from a bus stop which is within walking distance. The area is renowned for its scenery and beauty with a host of local amenities such as Golf in the nearby Tulfarris & Blessington Lakes Golf Clubs, Horse Riding, Sailing, Hill walking and much more.

Blessington: c. 8.6 Kms. Dublin: c. 43 Kms.

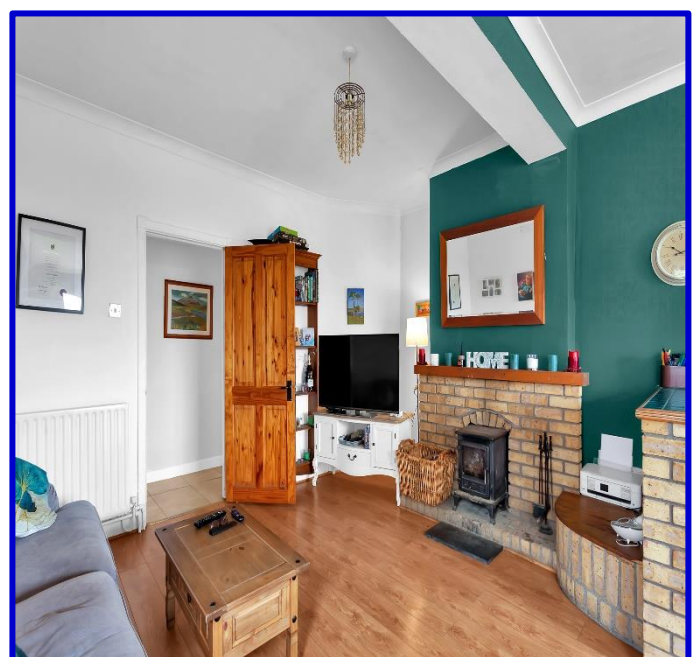
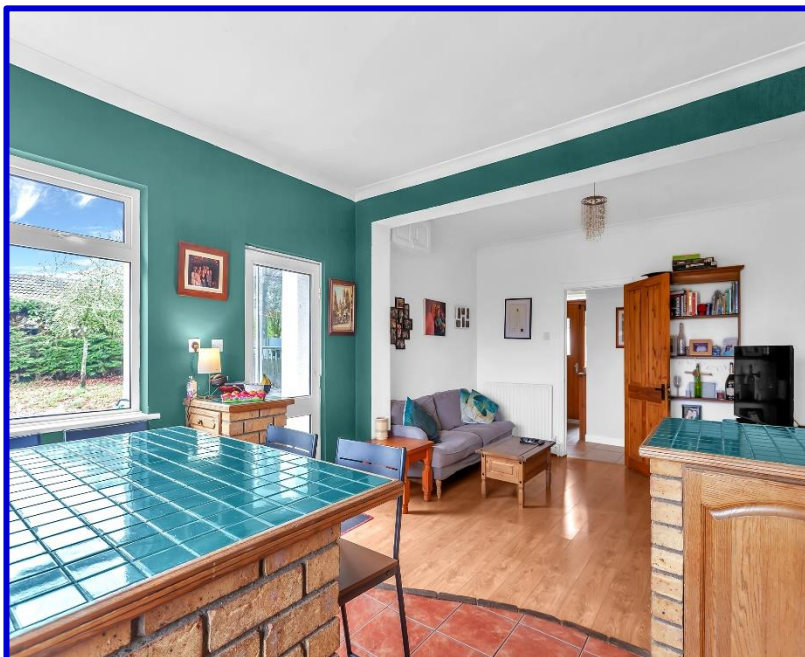
DESCRIPTION:

Perfectly positioned to take full advantage of the mountain views, this property is sure to appeal. Approached via a curved drive this property has excellent accommodation for a growing family. The décor throughout is neutral with a large open plan kitchen / dining room with utility room off, a large stepped living room with open fireplace and patio doors to the back gardens. Extended some years ago there is now a large second living room with a beautiful glass wall with vaulted and beamed ceiling allowing in plenty of light. It's the perfect room for entertaining and taking in the beautiful views of the surrounding countryside. There are four bedrooms, two of which are en-suite with the master bedroom having its own walk in wardrobe. A family bathroom completes the accommodation. Outside the gardens are laid out in grass and there is a large patio area.



ACCOMMODATION:

Entrance Hall	2.68m x 1.42m	With tiled floor.
Living Room	3.8m x 6.6m	With fireplace, wooden flooring & patio doors to garden.
Kitchen / Dining Room	4.2m x 7.5m	With country style fitted units, tiled & wooden flooring, Island units with seating with under counter storage. Eye level oven & microwave integrated fridge & dishwasher, fireplace & brick surround



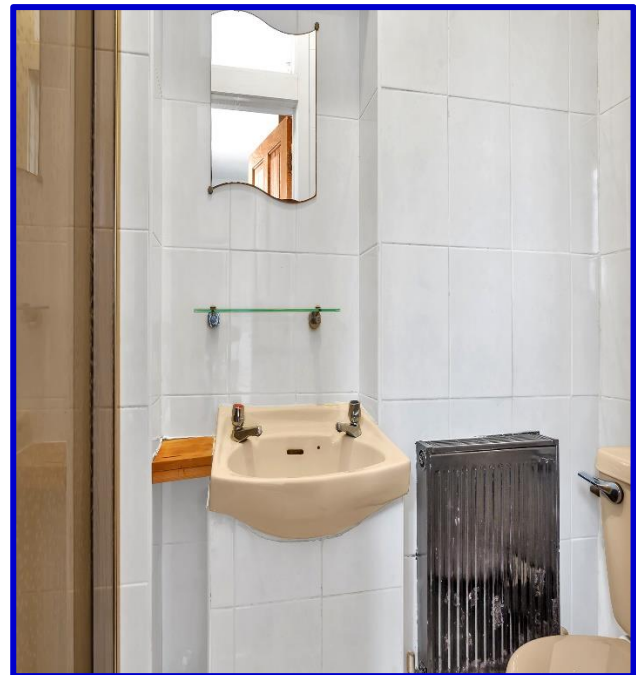


Hall	2.4m x 2.04m	With tiled floor and storage.
Utility	1.79m x 1.21m	Plumbed for W.C. & tiled floor, sink & door to garden.





WC	1.44m x 0.88m	With W.C. & W.H.B.
Living Room 2	8.8m x 4.4m	With large picture windows, vaulted & beamed ceiling & wooden flooring.
Hallway		With hotpress.





Bedroom 1

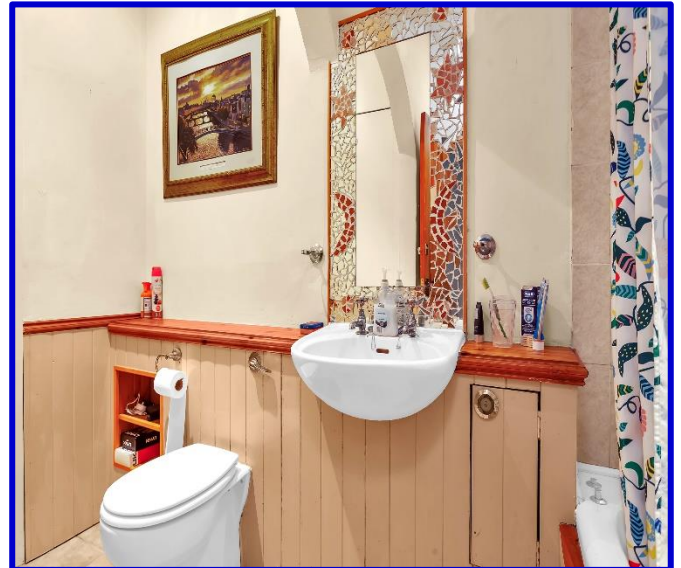
2.7m x 2.7m

With wooden flooring.

Bedroom 2

3.4m x 3.7m

With wooden flooring.



Bathroom

3.13m x 2.04m

With corner `jacuzzi` bath.

Bedroom 3

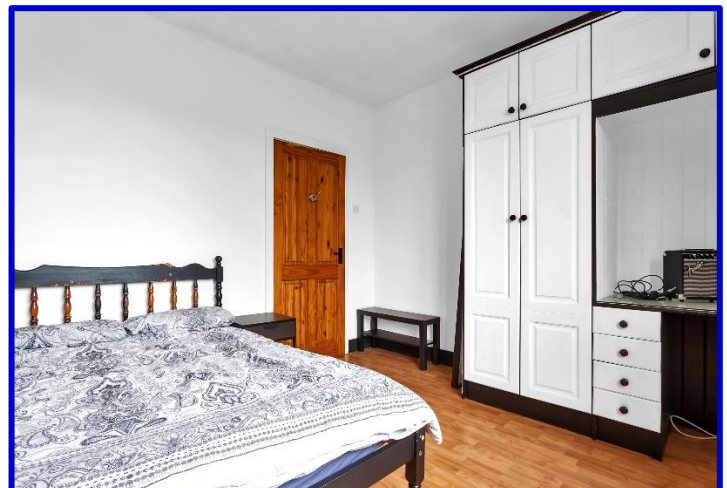
3.4m x 3.7m

With fitted wardrobes & En-suite & part tiled walls.

En-Suite

2.5m x 0.91m

With shower, W.C, W.H.B.





Bedroom 4

3.6m x 4.7m

Walk in Wardrobe

3.63m x 1.61m

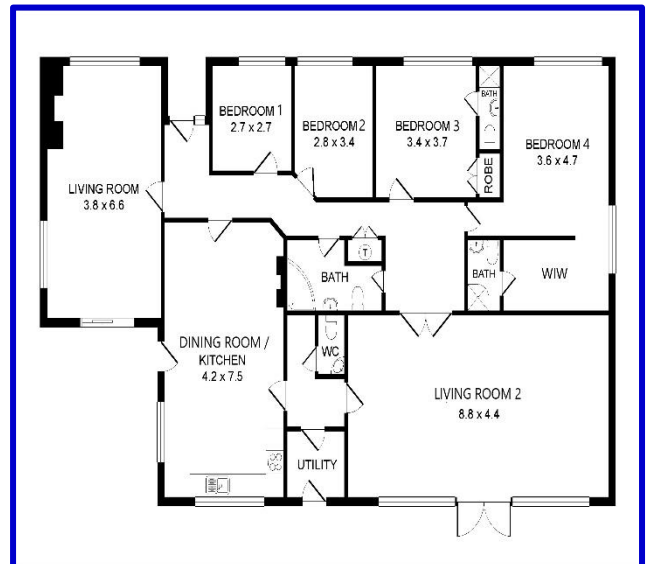
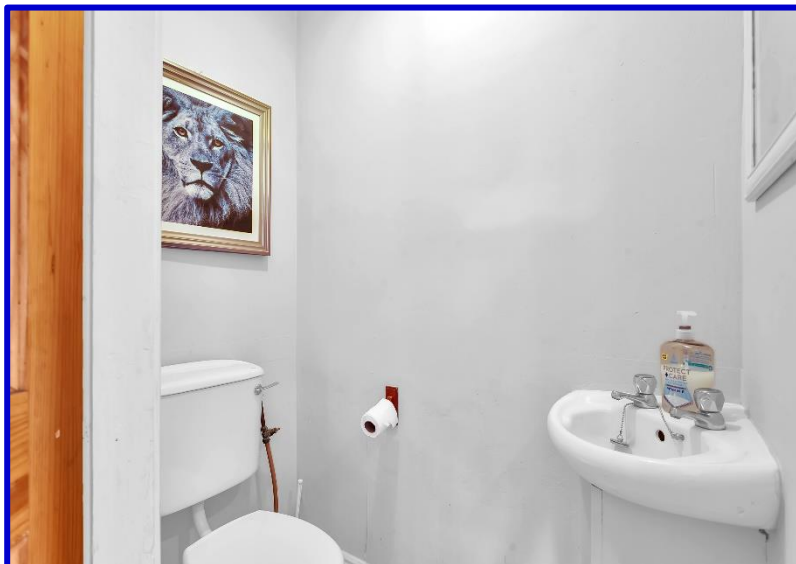
En-Suite

1.99m x 1.39m

With wooden flooring, walk in wardrobes & En-Suite.

With fitted units, shelves & hanging space.

With corner shower cubicle, W.C. & W.H.B, fully tiled.



OUTSIDE:

This home has recently been upgraded with externally wrapped insulation, new windows, and doors throughout and added attic insulation.

Large drive with ample parking,
Front lawned gardens,
Large patio area,
Rear Lawned gardens,
Site c. 0.75 acre / 0.30Ha.



VIEWING:

BY APPOINTMENT ONLY

BER:

C3

PRICE REGION:

€589,000



JP&M
DOYLE

Established. 1952

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