



## 3 Ros Alainn

Kilbride Road, Blessington, Co. Wicklow, W91 PK64.




2




2



sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

Ros Alainn is located just off the main street of Blessington overlooking the Blessington Lakes and the Wicklow Mountains. Ros Alainn is easily accessible to Dublin via the N81 and the closer towns of Naas, Citywest and Tallaght. Blessington is a beautiful lakeside village with a variety of shops schools, pubs and eateries. Sports enthusiasts will enjoy water sports on the Blessington Lakes, equestrian pursuits are plentiful as well as racing, running and hill walking.

Naas: C. 6 miles. Dublin: C. 18 miles.

### DESCRIPTION:

Two bedroom ground floor apartment with own door. This apartment extends to C. 69.78 sq.m/ 751.1 sq.ft. and accommodation comprises entrance porch, large living room / dining area with kitchen off, two double bedrooms with the master bedroom being en-suite and bathroom. The property enjoys all the conveniences one would expect from a modern property i.e. stylish fitted kitchen with appliances, double glazed windows etc. The property is in a gated development of only 10 apartments with electric entrance gates and cobble lock drive. There are communal gardens to the back of the development. This is the ideal opportunity for first time buyer or someone looking to downsize, who'd like to purchase a property in a quite complex just a walk from everything Blessington has to offer.

### ACCOMMODATION:

**Entrance Porch**

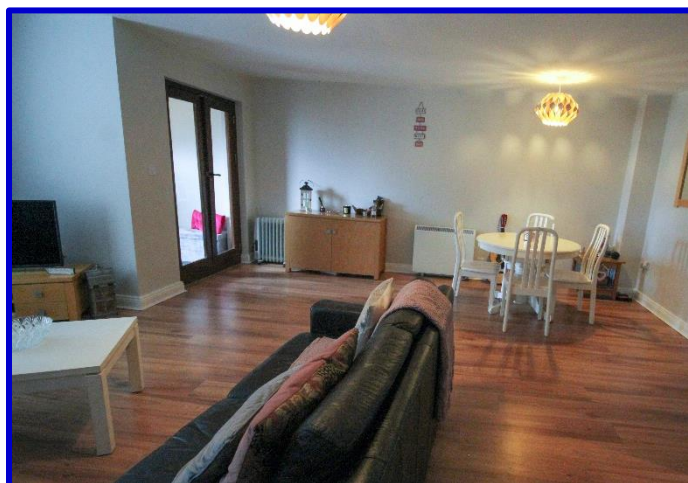
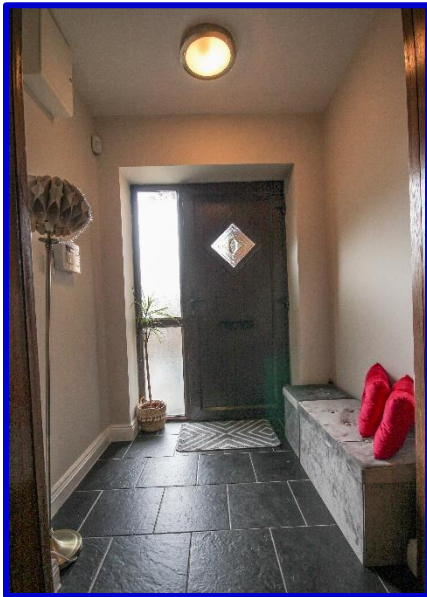
1.5m x 1.72m

With tiled floor & glass doors to;-

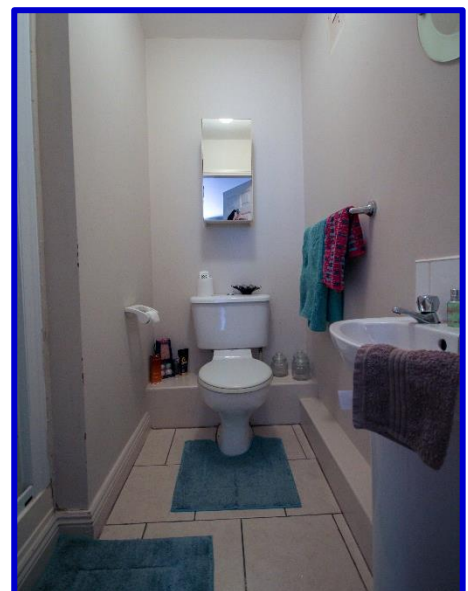
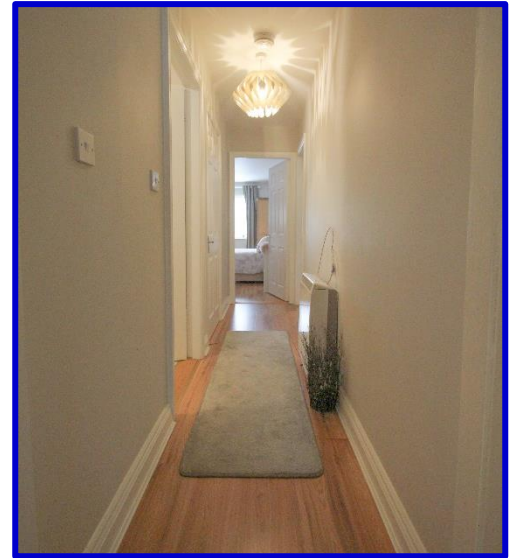
**Living / Dining Room**

6.67m x 5.47m

With wooden flooring & opening to kitchen.



|                  |               |   |
|------------------|---------------|---|
| <b>Kitchen</b>   | 3.03m x 2.44m | With shaker style fitted units, tiled floor & splashback. |
| <b>Hallway</b>   | 4.13m x 0.94m | With wooden floor & hotpress.                             |
| <b>Bathroom</b>  | 2.1m x 1.91m  | With bath, W.C.& W.H.B., tiled floor & part tiled walls.  |
| <b>Bedroom 1</b> | 5.99m x 2.44m | With wooden flooring.                                     |
| <b>Bedroom 2</b> | 4.96m x 2.95m | With wooden flooring & En-Suite.                          |
| <b>En-Suite</b>  | 1.8m x 1.91m  | With shower cubicle, W.C. & W.H.B.                        |



### **OUTSIDE/SERVICES:**

- Electric gates.
- Cobble-lock drive with communal parking.
- Communal bins.
- Rear patio and gardens.
- Electric storage heating .



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2**

**PRICE REGION:**

**€249,000.**



JP&M  
**DOYLE**

Established: 1952

**Main Street, Blessington, Co. Wicklow, W91 RK28.**

**t: (045) 865568**

**f: (045) 891425**

**e: [blessington@jpmdoyle.ie](mailto:blessington@jpmdoyle.ie)**

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