



Property

Blessington

Blessington Lakes

Residence with Grant of Planning for Extension

No.4 Millbank, Kilbride Road, Blessington,
Co. Wicklow. W91 AW97.



3



2



83.28 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

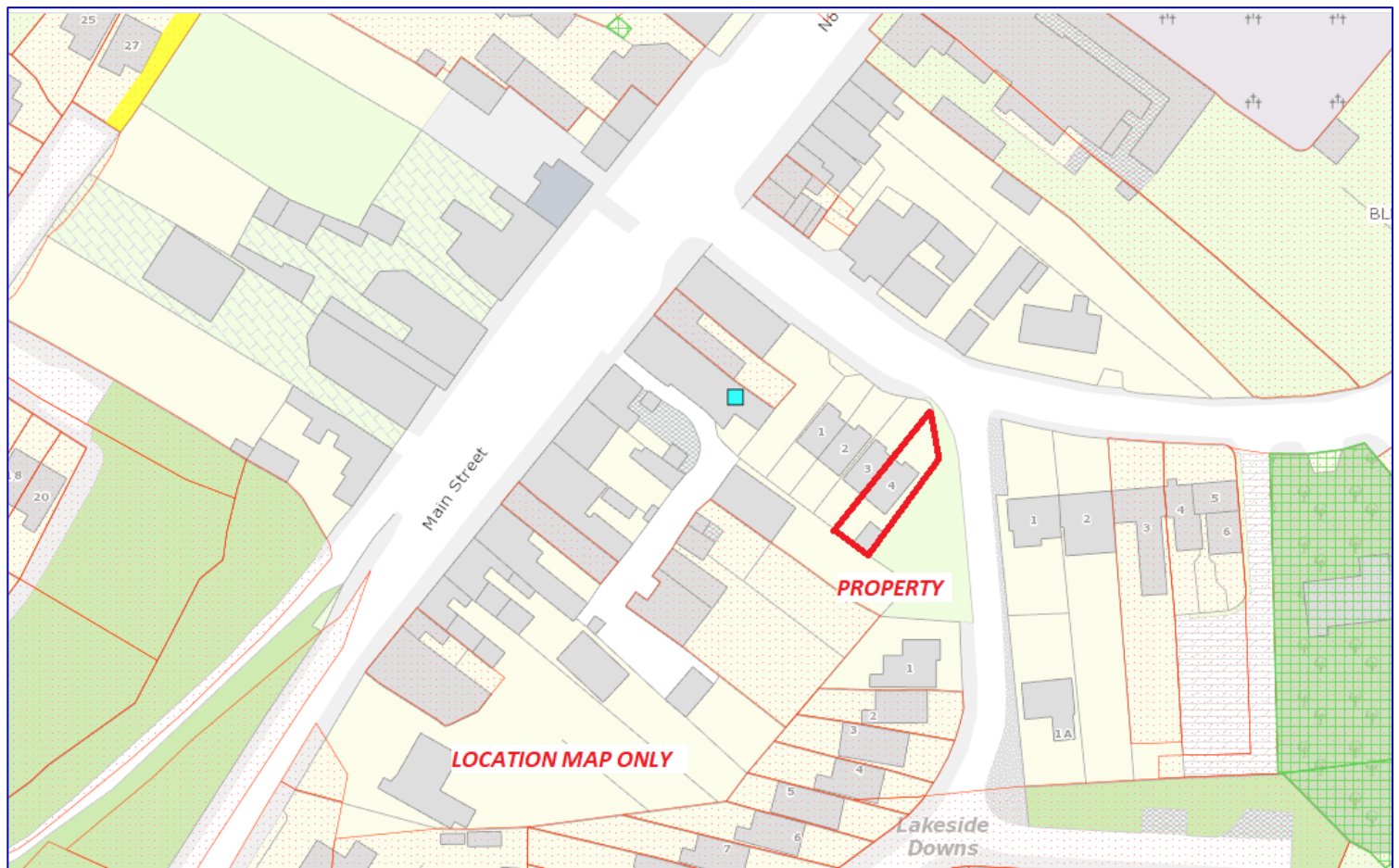
The property is conveniently located in Blessington Village with Shops, Schools and churches and close to a host of amenities including The Avon Outdoor Pursuit Complex, Tulfarris & Blessington Lakes Golf Clubs and the renowned Russborough House c. 1 mile south of Blessington Village on the banks of the beautiful Blessington Lakes and benefits from the Dublin Bus 65 Bus Route Naas: c. 6 Miles. Dublin: c. 18 Miles. Blessington Village just off the Lake Drive Road in this most scenic location overlooking the Blessington Lakes and within easy commuting distance of Dublin and surrounds.

DESCRIPTION:

Two-storey corner house with side access and detached garage, offering potential for expansion or possible further development in this most convenient location, just off the Main Street and within walking distance of the Blessington Lakes. The property has oil fired central heating and comprises of Hall, Living room, Kitchen/ Dining room, Guest W.C., Bathroom and three Bedrooms.

PLANING PERMISSION:

Planning permission has been granted for the construction of a two storey extension to the side and rear, and part single story extension to the rear of existing dwelling. The completed dwelling will extend to c. 157 sq. mts. **Planning reference:** 23/60054.



ACCOMMODATION:

ENTRANCE HALL:	1.7m x 4.62m.	With W.C. off.
LIVING ROOM:	4.55m x 2.93m.	With fireplace.
KITCHEN/ DINING ROOM:	4.77m x 3.55m.	Modern fitted kitchen, tiled floors & doors to garden.
LANDING:		With hot press off.
BEDROOM 1:	2.99m x 3.65m.	With wardrobes.
BATHROOM:	1.69m x 2.48m.	With bath, w.c. & w.h.b.
BEDROOM 2:	2.33m x 2.35M.	
BEDROOM 3:	2.37m x 3.88m.	



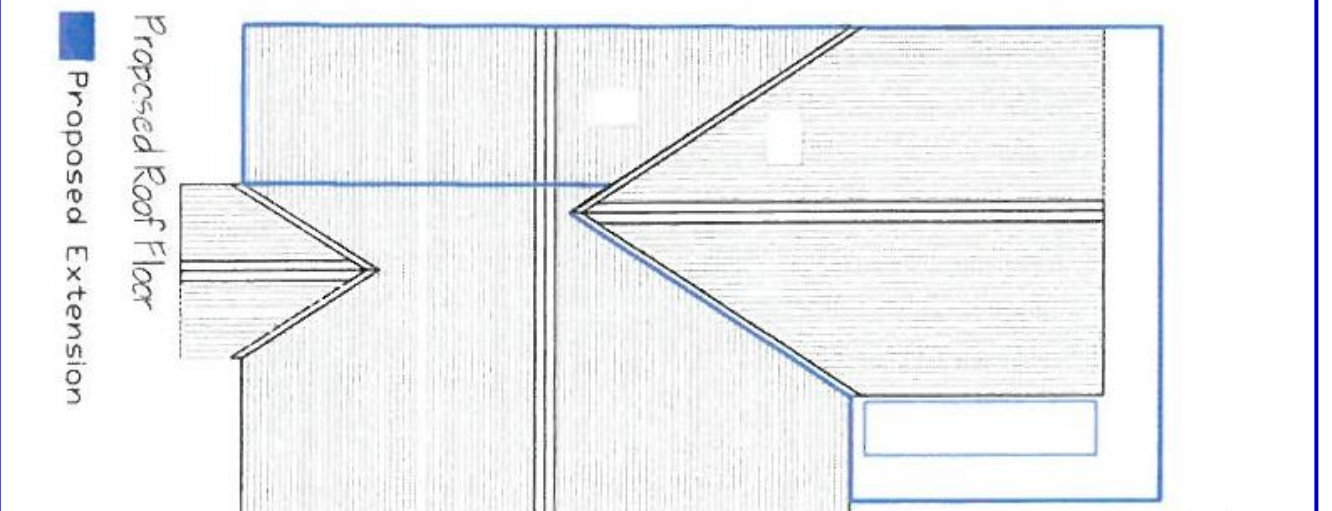
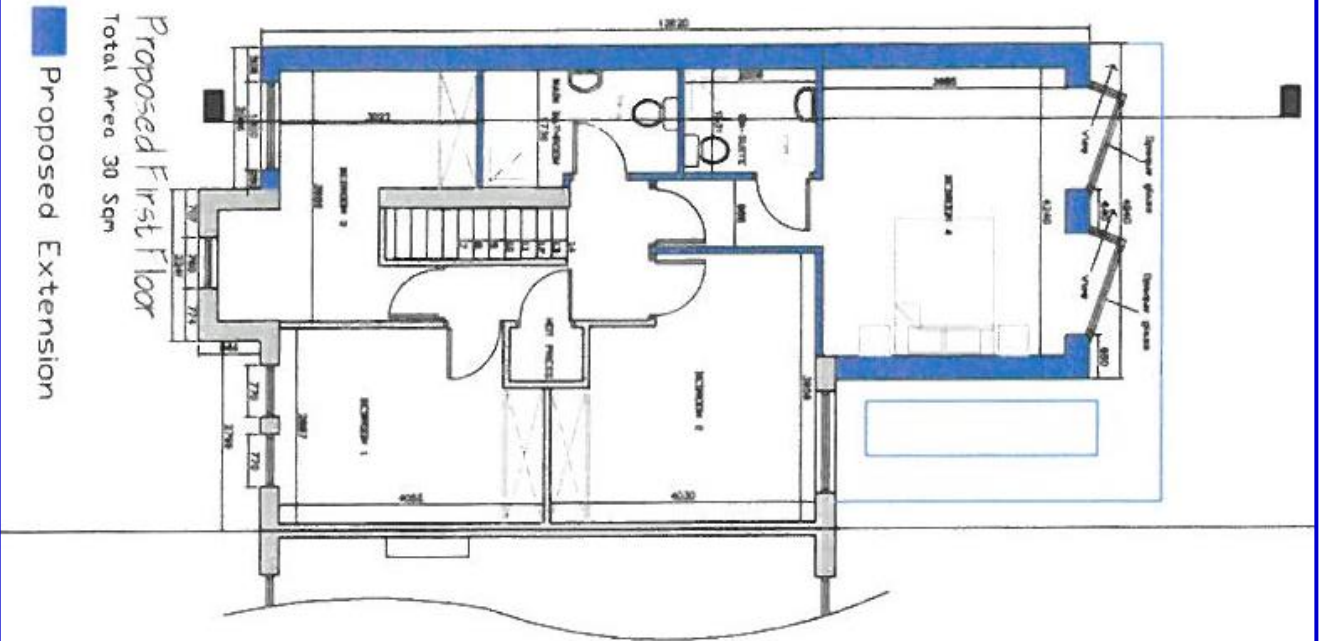
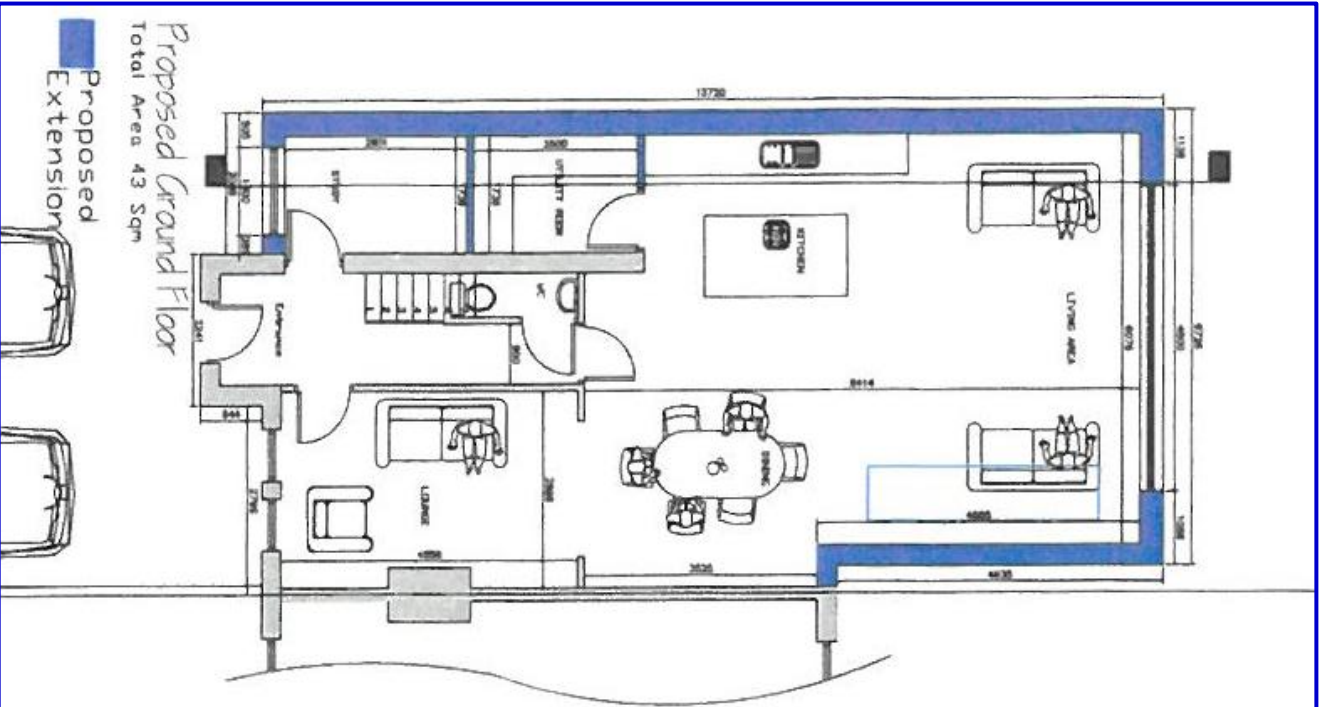


PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT







OUTSIDE:

- Side entrance.
- Detached garage: 3.5m. x 5.129m.
- Gardens Front Side and Rear.



VIEWING:

BY APPOINTMENT ONLY

BER:

D2 (110761145)

PRICE REGION:

€389,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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