

LOCATION MAP ONLY

**BOLEY LODGE ON C. 1 ACRE**



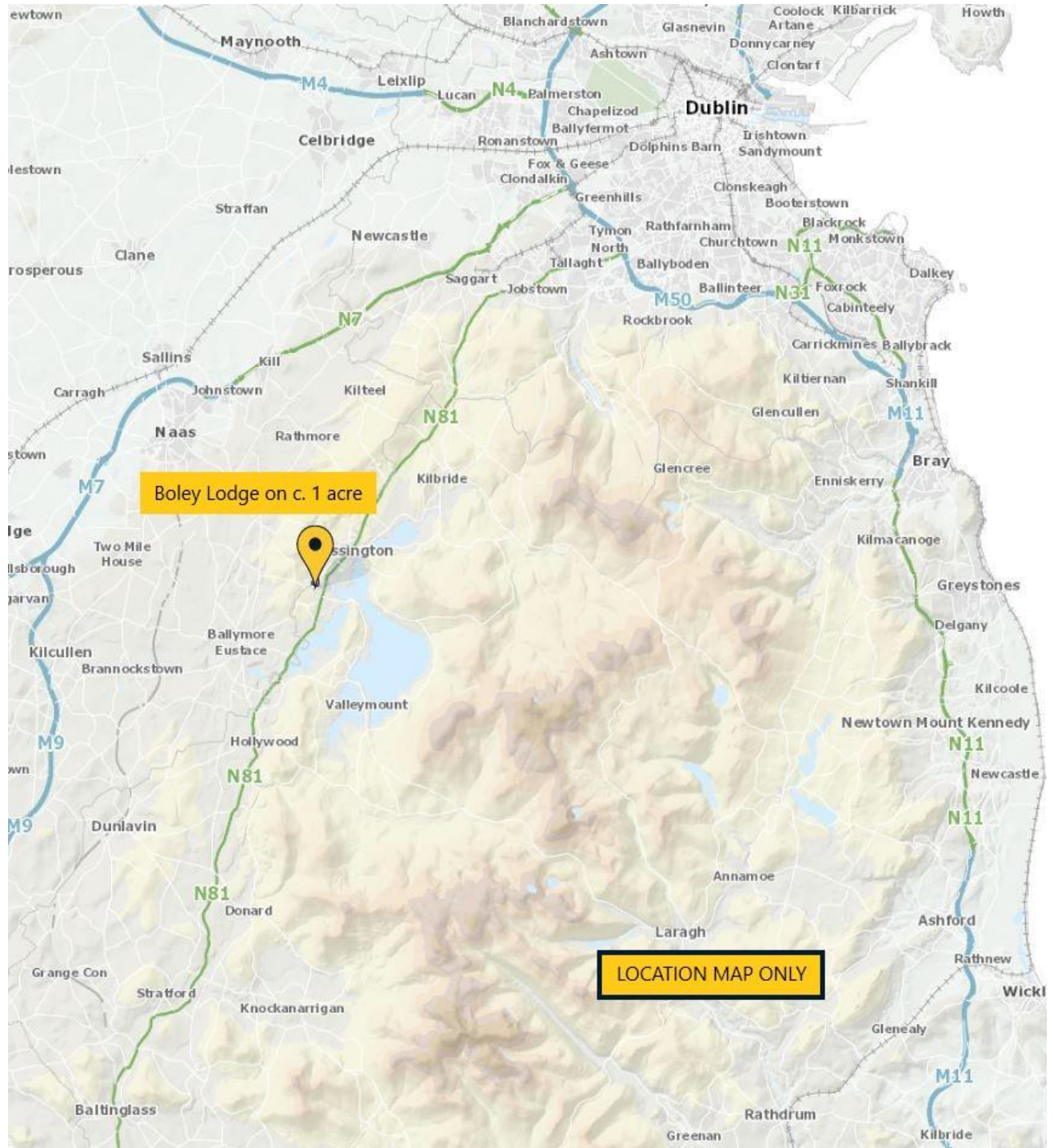
KILMALUM | BLESSINGTON | CO. KILDARE  
W91 XP8P

 (01) 490 3201  
 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## LOCATION

J.P. & M. Doyle are delighted to bring to market this attractive residence on a c. 1 acre/ 0.404 Hectare site. Situated on the Kilmalum Road, between Blessington Town and Ballymore Eustace c. 2 Km south of Blessington & 5 Km from Ballymore Eustace, in this most scenic setting on the Kildare Wicklow border. The property is within walking distance of The Blessington Lakes and the Blessington Greenway route, with views of the Wicklow Mountains. Blessington has a host of primary and secondary schools, pubs, churches, eateries and shopping. This is an ideal rural location yet within touching distance of South Dublin & it's surrounding areas. The Luas park and ride at Saggart is a 12 minute drive and the N7 and M50 motorways are within close proximity. Nearby towns include Blessington, Saggart, & Rathcoole. Citywest Business Campus is on your doorstep as is the newly constructed Amazon headquarters at Rathcoole and Greenogue Industrial estate. For the sporting enthusiast, there are many equestrian centres located close by, not to mention golfing at the nearby Lisheen Springs Golf Club, Beechpark Golf Club and the Butter Mountain & Slade Valley Golf Clubs. Water sports can be enjoyed on the Blessington Lakes and there are many cycle routes and walking trails in the area. This is an ideal location for the person looking to be close to Dublin while also looking to get away from the hustle and bustle of city life.

**Blessington: 2 Km | Ballymore Eustace: 5 km |  
Naas: 12km | M7 Motorway: 12km | Dublin: 47km**





Boley Lodge on c. 1 Acre

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## DESCRIPTION

The property comprises of a modern bungalow extending to c. 120 Sq. Mt, in excellent condition throughout, set on a superb site with exceptional views. The house comprises of a Large Entrance Hall/ Reception Area, Sitting Room, Drawing Room, Kitchen/ Breakfast Room, Sun Room, Three Spacious Bedrooms with master En Suite. Outside There is an extensive Patio area & Garage. The lands extend to c. 27.2 Acres/ 11 hectares of top-quality land laid out in Two main divisions with extensive road frontage to two roads c. 900 Metres.





## ACCOMMODATION

Hall/ Reception area: Wood Flooring.

Sitting Room: 4.90 x 3.46 Fireplace with Gas Inset and Built-in Shelving.

Dining Room: 3.60 x 3.26 Feature Fireplace.

Kitchen/ Breakfast Room: 5.12 x 3.60 Modern Fully Fitted Units.

Sunroom: 3.60 x 2.74 French Doors to Gardens.

Bathroom: 2.20 x 1.80 Bath, WC, WHB Tiled.

Bedroom 1: 3.00 x 2.49 Built in Wardrobe

Bedroom 2: (Master): 4.03 x 3.62 Built in Wardrobes.

En Suite: 3.35 x 2.92 Shower, WC, WHB, Fully Tiled.

Walk In Wardrobe: 2.92 x 1.20 Fully Fitted.

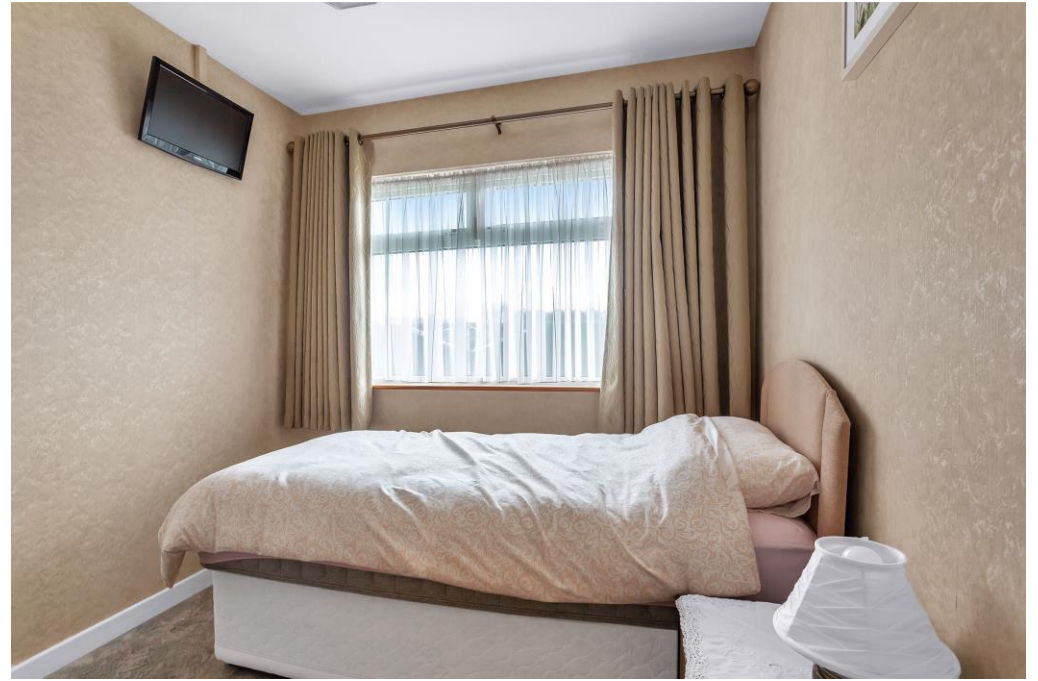
Bedroom 3: 3.25 x 3.10 Built in Wardrobes

### OUTSIDE:

Mature Gardens, Large Patio areas.











**SELLING AGENT:**

J.P. & M. Doyle  
105 Terenure Road East,  
Dublin 6  
D06 X029

Price Region: €500,000

BER: C3 (117235580)

Telephone:  
(01) 490 32 01

Email:  
enquiries@jpmdoyle.ie



**FLOOR PLAN**

For Illustration Purposes Only.  
Not to Scale.



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