



# Three Bed Semi-Detached Residence

16 Milltown Gate, Burgage More, Blessington,  
Co. Wicklow, W91 X5D0.



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1



106 sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION

Milltown Gate is located just on the edge of Blessington Village. It's a walk from the beautiful Blessington Lakes yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathallagh and Naas. Water sports are available on your doorstep with The Avon sports centre providing sailing, canoeing, windsurfing, not to mention guest holiday accommodation, restaurant and bar.

**Naas:** c. 12 km.

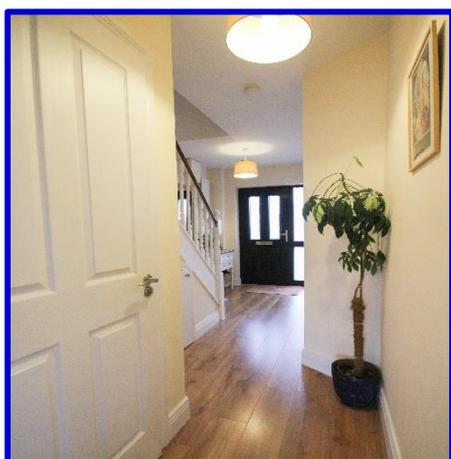
**Dublin City Centre:** c. 28km.

### DESCRIPTION:

Tastefully decorated this beautiful is presented for sale in show-house condition. The property extends to c. 106 sq.mts/ 1,141 sq.ft. and is an energy efficient B Rating. The moment you walk through the door you can tell that this home has been well built with a host of extras included. The beautiful bright hallway with large guest w.c. leads through to the open plan kitchen dining room and creates a great sense of space. The kitchen has an abundance of units together with integrated appliances and is a bright space to cook and entertain. Double doors lead to a cosy and inviting living room overlooking a large green area. The bedrooms are all fitted with built in wardrobes and the bathrooms are beautifully tiled. With natural gas central heating the property is backed up with solar panels which heat the water all year round. This is a beautiful estate and the sale of No. 16 provides a unique opportunity to acquire a turnkey property which will appeal to any discerning purchaser. Viewing of this property will not disappoint!.

### ACCOMMODATION:

<b>Entrance Hall</b>	4.88m x 1.9m.	With understairs Storage & guest ww. Wooden flooring.
<b>Living Room</b>	4.84m x 3.47m.	With wooden flooring & feature wall mounted fire unit. Double doors to:-
<b>Kitchen/Breakfast Room</b>	5.42m x 3.24m. 2.49m x 2.54m.	L - Shaped with cream shaker style units & eye level oven & microwave, intergrated dishwasher, washing machine & fridge/freezer. Wooden flooring & french doors to garden.



**UPSTAIRS**

**Bedroom 1**

2.79m x 2.01m.

Landing, hotpress & attic access with stire ladder.

With fitted wardrobe.

**Bedroom 2**

3.82m x 3.35m.

With fitted wardrobe

**Bedroom 3**

3.44m x 3.36m.

With fitted wardrobe & en-suite

**En-Suite**

2.55m Max x  
1.17m.

With shower with electric shower, w.c. & w.h.b. Tiler floor  
& part tiled walls.

**Bathroom**

2.21m x 1.99m.

Fully tiled with bath & glass shower screen, w.c. & w.h.b.



## OUTSIDE

- Double cobble lock drive
- Side entrance
- Low maintenance rear garden
- Barna shed
- Raised beds.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B1 (105194484)**

**PRICE REGION:**

**€330,000**



JP&M  
**DOYLE**

Established. 1952

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