



# Three Bed Semi-Detached Residence,

96 The Willows, Burgage Manor, Blessington,  
Co. Wicklow, W91 PR52.



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121 sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION:

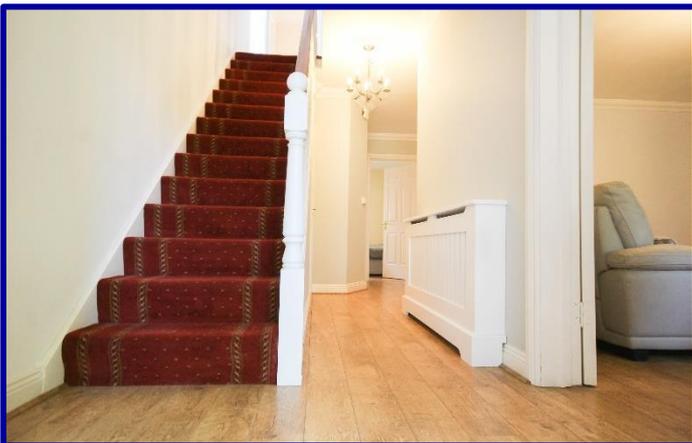
This delightful & tastefully decorated property is located in a mature tree lined cul-de-sac in the prestigious & popular Burgage Manor Development. Located just on the edge of Blessington Village Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin. **Naas:** c. 12km **Citywest:** c. 9 km **Dublin City Centre:** c.28km.

### DESCRIPTION:

Attractive brick fronted, semi detached dormer bungalow. The property is presented for sale in immaculate condition having been recently redecorated and upgraded.. No. 96 comprises a well-designed layout throughout extending to c. 121 sq. mts/ 1300 sq. ft. with generous living and sleeping accommodation. The property boasts cool crisp contemporary fitted kitchen, separate Utility room, wooden flooring, solid fuel stove and three double bedrooms all with fitted wardrobes and two bedrooms en-suite. The master bedroom has a beautiful bay window overlooking the mature trees of Burgage Manor. Outside the property is approached via gently sloping steps with well planted front garden and to the rear there is a bright and sunny aspect that is low maintenance with raised flower beds and patio area. The property is not overlooked. This is a lovely home in walk in condition in a much sought after development, viewing is highly recommended.

### ACCOMMODATION:

<b>Entrance Hall:</b>	6.70m x 1.82m.	With wooden flooring, guest w.c. and under stairs storage.
<b>Guest W.C.:</b>	1.41m x 1.76m.	With tiled flooring, w.c. and w.h.b.
<b>Living Room:</b>	4.77m x 4.09m.	With bay window, feature fireplace and inset solid fuel stove and wooden flooring.
<b>Kitchen / Dining Room:</b>	3.10m x 6.81m.	With fitted maple shaker style kitchen units, gas oven and hob, extractor fan, tiled flooring and splashback, and door to Utility Room.
<b>Utility Room:</b>	1.62m x 1.89m. (max)	Plumbed for washing machine with door to rear gardens.



**Bedroom 1:** 2.79m x 2.95m. With fitted wardrobes, wooden flooring and en-suite.  
**En-Suite:** 1.00m x 1.87m. With electric shower, w.c., w.h.b., part tiled walls and tiled flooring.



**Bedroom 2: (Master):** 4.98m x 3.58m + 2.03m x 0.91m. With fitted wardrobe and dressing table, wooden flooring, large bay window and en-suite.  
**En-Suite:** 1.84m x 1.46m. With w.c., w.h.b., shower cubicle, part tiled walls and tiled flooring.  
**Bedroom 3:** 4.12m x 2.96m. With fitted wardrobe, wooden flooring, velux window and en-suite.  
**En-Suite:** 2.24m x 1.81m. With bath, shower cubicle, w.c. and w.h.b. and fully tiled.



## **OUTSIDE:**

- Front garden planted with shrubbery
- Side entrance
- Rear garden with low maintenance stone
- Patio area
- Raised flower beds



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C1 (108908146)**

**PRICE REGION:**

**€330,000**



JP&M  
**DOYLE**

Established. 1952

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