



Established. 1952
**JP&M
DOYLE**

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

INVESTMENT PROPERTY, 7A & 7B ROCKYPOOL VILLAS,



**BLESSINGTON, CO. WICKLOW,
W91H223/W91AK30.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated just off main street Blessington in this most convenient location just a stroll from all amenities. Blessington Town is situated on the N81 c. 18 miles South of Dublin on the No. 65 bus route and boasts a host of shops, schools, churches and pubs.

DESCRIPTION:

Two Storey Residence c. 149 sq. mts with gas fired central heating, pvc double glazed windows throughout and private rear garden. The property is currently divided into two individual units with own door access. Each unit comprises: entrance hall, living room, kitchen, upstairs two bedrooms and bathroom. The property is currently let with an annual income of €21,900.

ACCOMMODATION:

7A:

Entrance Hall:

Living Room: 4.68m x 6.62m. With wooden flooring and electric fire.

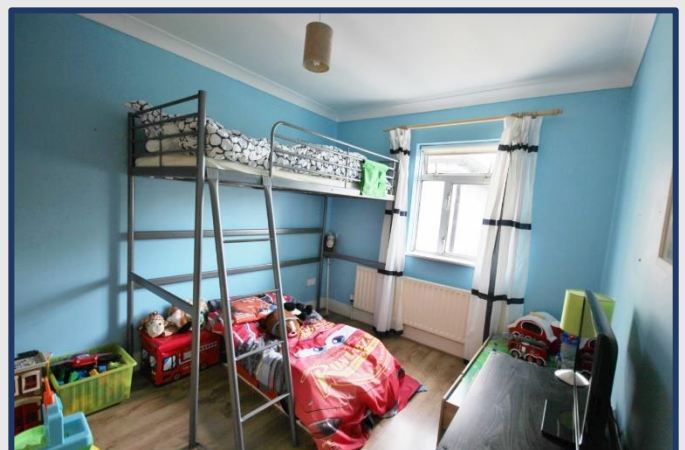
Kitchen: 2.59m x 2.49m. With fitted units.

Upstairs: Landing with hotpress.

Bedroom 1: 3.70m x 2.70m. With fitted wardrobes and wooden flooring.

Bedroom 2: 3.73m x 3.85m. With fitted wardrobes and wooden flooring.

Bathroom: 2.62m x 1.86m. With bath, w.c. and w.h.b.





- 7B:**
- Entrance Hall:** 3.64m x 0.92m. With wooden flooring.
- Living Room:** 6.63m x 4.59 (max)m. With wooden flooring and double doors to garden.
- Kitchen:** 2.50m x 2.50m. With fitted kitchen units.
- Landing:** 3.96m x 1.89m. With hotpress.
- Bedroom 1:** 3.68m x 2.88m. With fitted wardrobes.
- Bedroom 2:** 3.66m x 3.68m. With fitted wardrobes.
- Bathroom:** 2.60m x 1.87m. With bath, w.c. and w.h.b.





VIEWING:

By Appointment Only

BER RATING:

7A: D1 (110320330)

7B: D1 (110292638)

PRICE REGION:

€260,000



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PSRA Licence: 002264

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