





Substantial Mixed Use Property

The Old Schoolhouse

Kilbride Road, Blessington, Co. Wicklow, W91 CKK8.

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This property is situated in a high profile location fronting the Kilbride Road/Lake Drive Road in the thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81. Transport links in the area include easy access to the M50, M7 and the Luas at Citywest and is included on the Dublin Bus commuter route. Adjacent occupiers include Ulster Bank, AIB Bank and Centra. The town of Blessington has a population of approximately 5,000 people (as of the 2011 census).

DESCRIPTION:

Substantial Mixed Use Commercial/Residential premises with tremendous potential extending to c. 210 square meters/2,267 square feet over two floors, with a side & rear garden and good rear access. It is laid out in Restaurant, Toilets, Storage Areas and Two Catering Kitchens on the Ground Floor with a beautiful First Floor Two Bedroom Apartment. The property is a period original Schoolhouse in excellent condition throughout with many period features including a Granite Stone Stairwell, Fireplaces, and Vaulted Ceilings. Part of the property is a large side seating area that offers potential for further expansion or development.

The property is currently rented on two short term tenancies with a current rental income of €30,000 Per Year. The tenancies are not affected.

ACCOMMODATION:

GROUND FLOOR: c. 126.00 Sq. M

Restaurant: c. 50.40 Sq. M *with High Ceilings Brick Fireplace, Tiled Flooring.*



Rear Hall

Toilets

Stairwell and Store: c. 37.00 Sq. M

Kitchen 1: c. 14.86 Sq. M

Kitchen 2: c. 24.42 Sq. M





FIRST FLOOR:

c. 84.64 Sq. M

Livingroom/Sitting room:

c. 35.50 Sq. M

Open Feature Fireplace, Vaulted beamed Ceilings with ornate murals.





Kitchen/Dining room:

c. 17.25 Sq. M

Fully Fitted.

Bathroom:

c. 7.33 Sq. M

With W.C. , Shower & WHB.

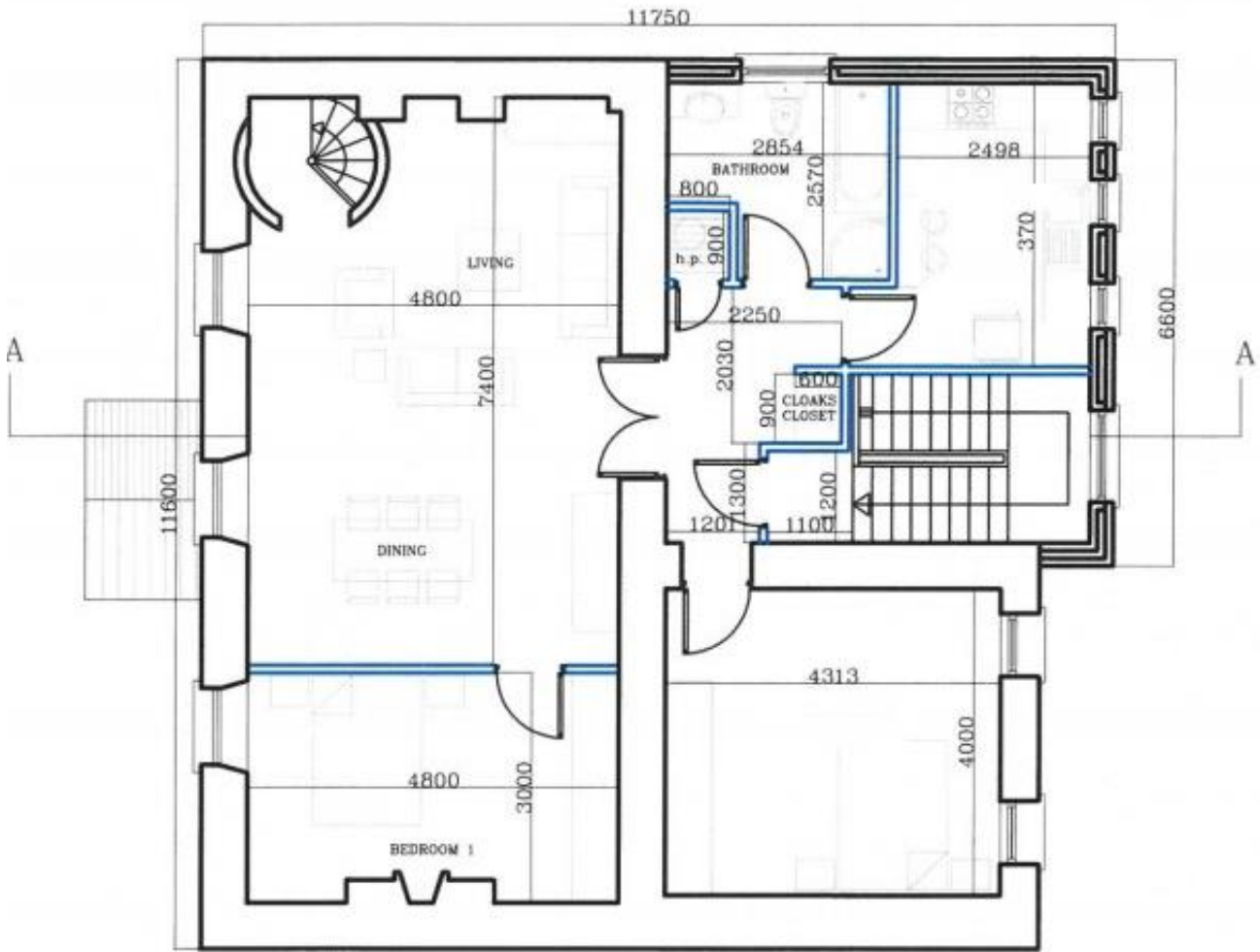




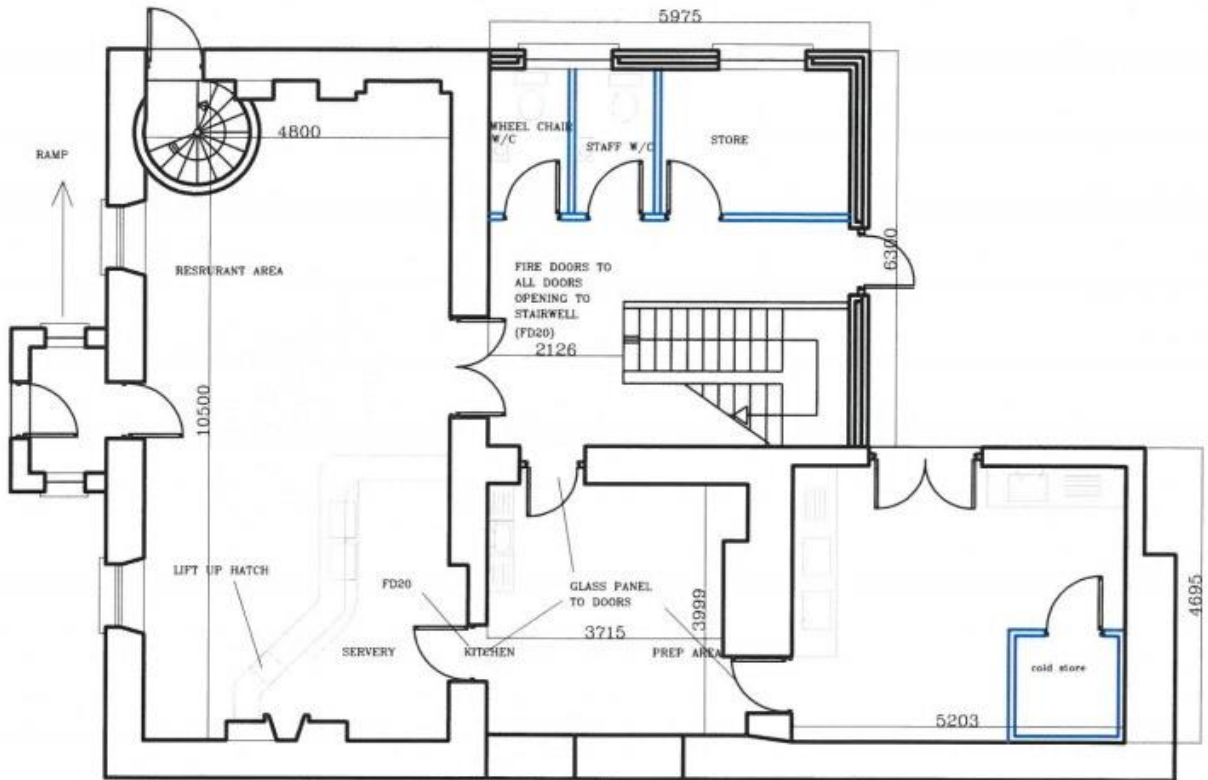
Bedroom 2: c. 20.00 Sq. M

Landing & Store: c. 4.56 Sq. M





FIRST FLOOR PLAN: APARTMENT LAYOUT



GROUND FLOOR PLAN

OUTSIDE:

- Year Yard with Washing & Drying Facilities
- Large front gardens with possible future potential.



VIEWING:

BY APPOINTMENT ONLY

PRICE REGION:

€495,000



JP&M
DOYLE

Established. 1952

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