



6A Rockypool Villas

TWO BEDROOM RESIDENCE  
6A ROCKYPOOL VILLAS  
BLESSINGTON | CO. WICKLOW | W91 R640





FOR SALE BY PRIVATE TREATY

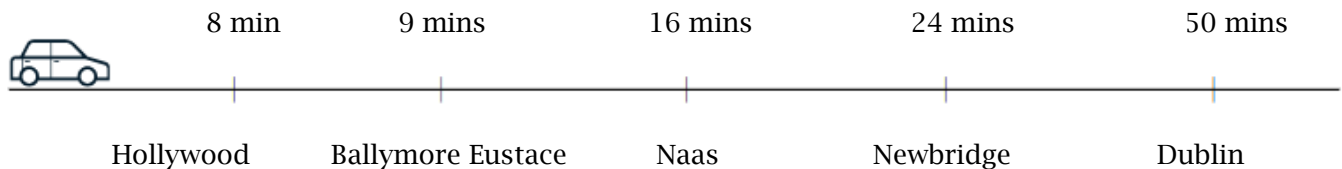
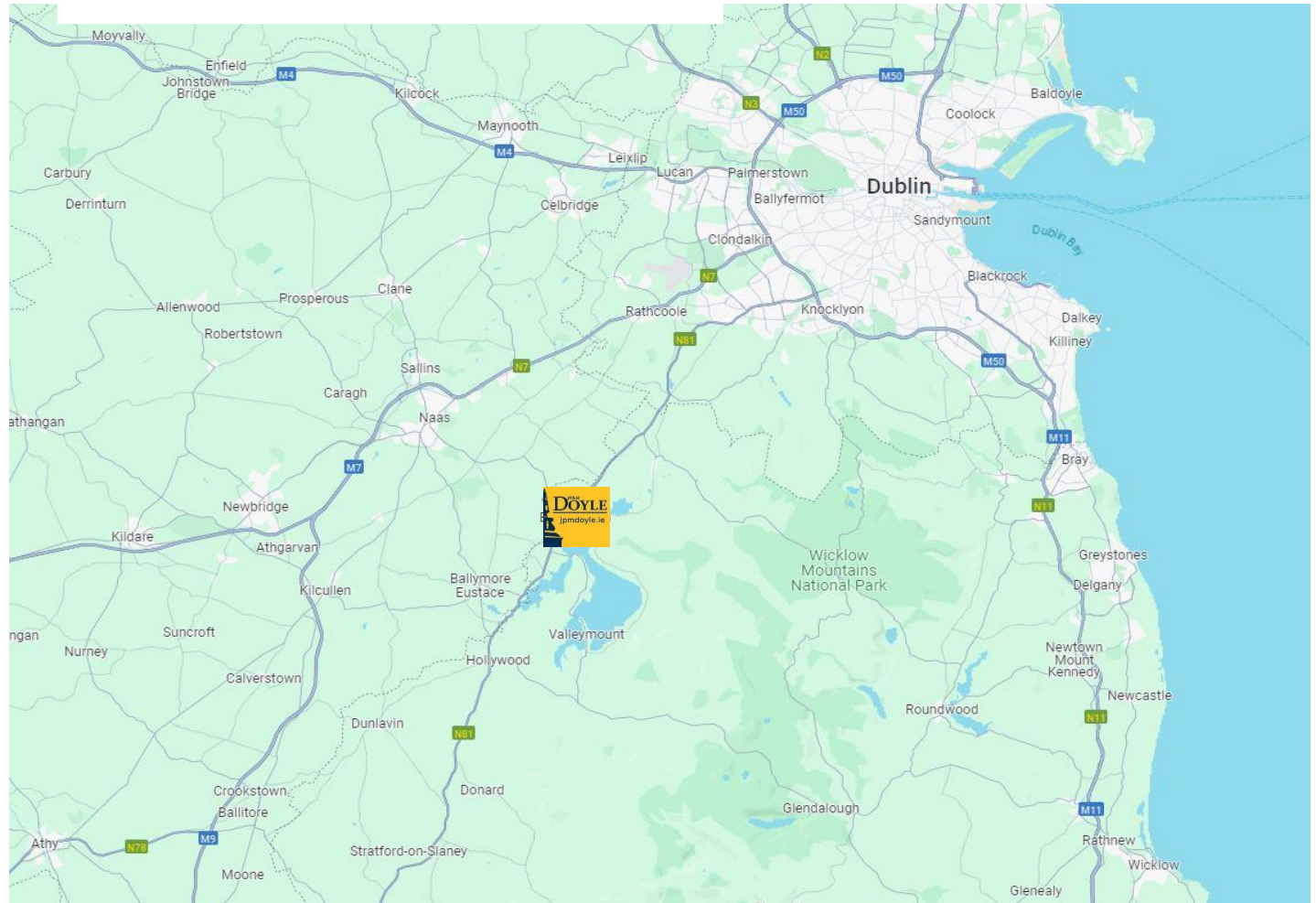
# LOCATION

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.

Ballymore Eustace: c. 8.5 kms.

Naas: c. 12 kms.

Dublin: c. 46.5 kms.



# DESCRIPTION

Two storey, semi detached, two bedroom house. The property extends to c. 72 sq. mts / 775 sq. ft and comprises of entrance hall, kitchen / living room, guest w.c., two double bedrooms and family bathroom. There s a mix of wooden flooring and porcelain tiles downstairs while the upstairs rooms are carpeted. The kitchen is a high gloss cream kitchen with dark wood effect counters. The property has been completely repainted throughout in neutral tones and is a blank canvas for the new homeowner. Outside there is off- street parking for two vehicles and the garden is set back from the house to the rear of the property.





# ACCOMMODATION

ENTRANCE HALL	4.01m x 1.81m	With wooden flooring.
KITCHEN / LIVING ROOM	3.30m x 5.57m	With fitted kitchen units & porcelain tiled floor.
W.C	1.80m x 1.47m	With W.C, W.H.B & tiled flooring.
UPSTAIRS		Landing & hotpress.
BEDROOM 1	3.23m x 2.53m	
BEDROOM 2	3.25m x 2.98m	With fitted wardrobes.
BATHROOM	1.70m x 2.21m	With bath, W.C, W.H.B. Tiled flooring & part tiled walls.



# GALLERY



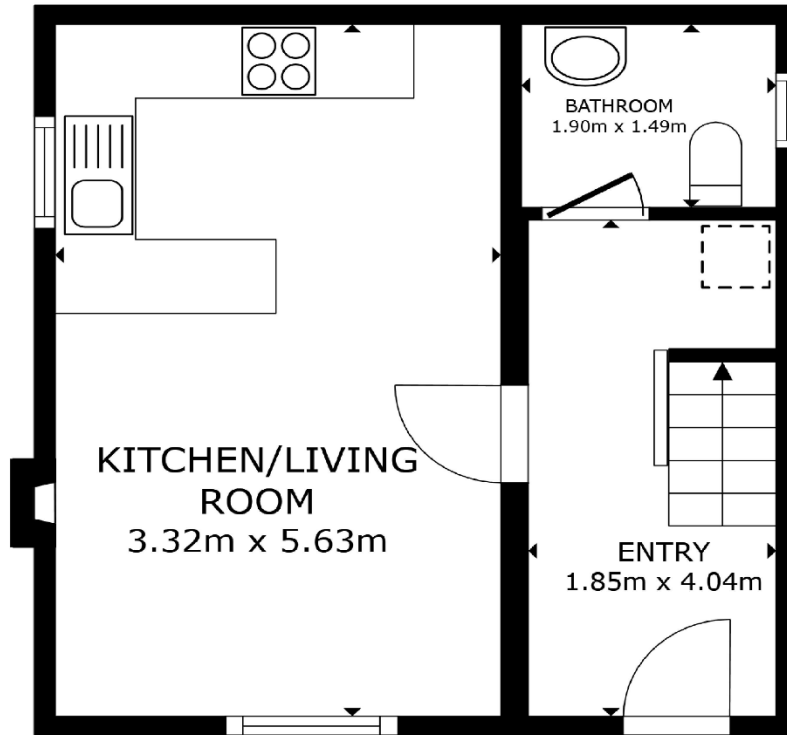


# OUTSIDE & SERVICES

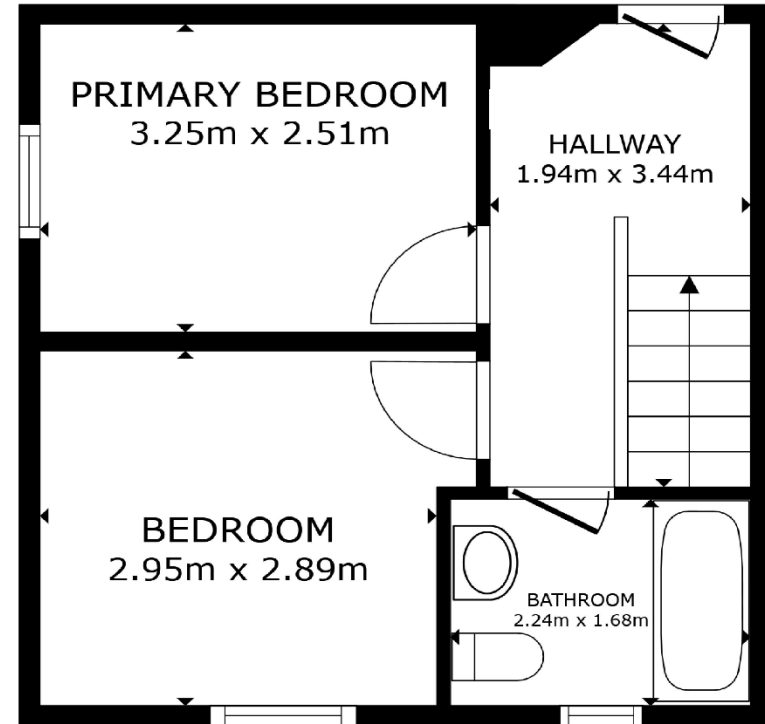
- Off street parking for two cars.
- Side entrance.
- Rear garden.
- Water / Sewage: Mains.
- Gas fired central heating.



# FLOORPLAN



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 30.2 m<sup>2</sup> FLOOR 2 28.7 m<sup>2</sup>  
TOTAL : 58.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## VIEWING:

**By Appointment Only**

## PRICE REGION:

**€279,000**

**BER: C3**

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
Main Street,  
Blessington,  
Co. Wicklow.  
W91 RK28.

## CONTACT US

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