



Established. 1952
**JP&M
DOYLE**

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FOR SALE

**FOUR BED SEMI DETACHED RESIDENCE,
13 DEERPARK VIEW,**



**BLESSINGTON, CO. WICKLOW,
W91YP59.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated on the edge of Blessington Town Centre, off the Blessington/Naas road, the property is within walking distance of all amenities and within easy commuting distance of Dublin and surrounding areas. Naas: 6 miles. Tallaght: c. 10 miles. Dublin City Centre: c. 18 miles.

DESCRIPTION:

Beautifully presented four bedroom residence located in the much sought after Deerpark Estate, in a quiet cul de sac to the front overlooking a private green area. The property has been well maintained and cared for by its owners and internally it is a very pleasing residence with a homely feel. The property boasts both tiled and wood flooring, fitted wardrobes, bay windows in the living room and master bedroom and a neutral colour palette throughout. A new gas boiler and radiators have been recently installed to upgrade the heating system. Outside the gardens are mature and not overlooked, they are well laid out with large garden shed and patio area.

ACCOMMODATION:

Entrance Hall:

5.22m x 2.13m. With tiled floor and guest w.c.

Kitchen/ Breakfast Room:

6.09m x 2.62m. With maple shaker kitchen units, oven, gas hob, integrated dishwasher, tiled floor and splashback, door to back garden.

Living Room:

3.56m x 5.12m. With pine flooring, feature fireplace and bay window.

Dining Room:

4.21m x 3.09m. With pine flooring, large built in unit and patio doors to garden.



Bedroom 1: 2.97m x 2.72m. With fitted wardrobes.

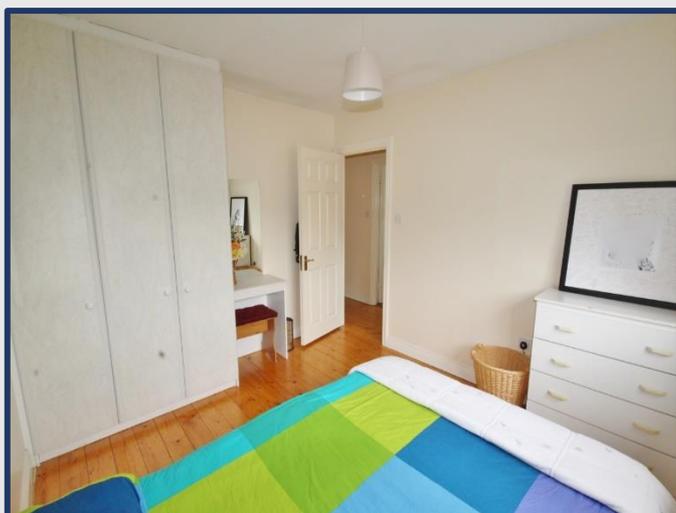
Bedroom 2: 5.45m x 2.72m. With fitted wardrobes, vanity unit, exposed T & G flooring, bay window overlooking green area.

En-suite: 1.67m x 1.41m. With shower, w.c. and w.h.b. Part tiled walls.

Bedroom 3: 3.02m x 3.63m. With fitted wardrobes and exposed T & G flooring.

Bedroom 4: 2.55m x 2.70m. With exposed T & G flooring.

Bathroom: 1.92m x 1.65m. Fully tiled with bath, electric shower, w.c. and w.h.b.



OUTSIDE:

- Mature gardens to front and rear
- Concrete drive
- Side entrance
- Patio shed
- Sunny rear garden



VIEWING:

By Appointment Only

BER RATING:

C2 (108872201)

PRICE REGION:

€295,000



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