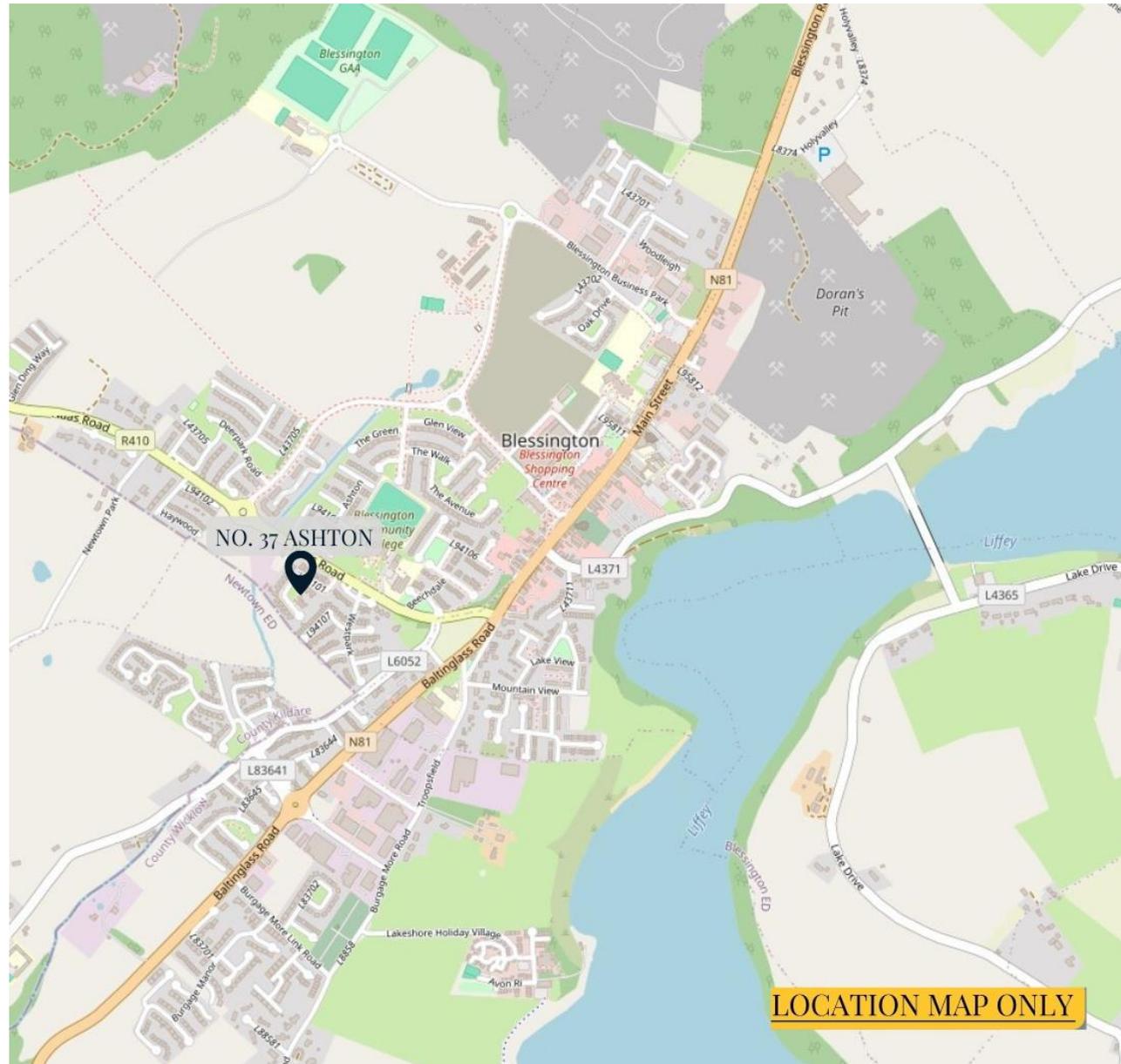




**NO. 37 ASHTON
BLESSINGTON
CO. WICKLOW | W91 A725**

LOCATION

Ashton is considered one of the finest developments that Blessington has to offer. It is a very distinctive red brick development of all detached homes of varying styles and design. From its ornate entrance piers as you drive through this estate you can tell it is very well maintained by its residents association who talk great pride in its appearance in all seasons. Ashton is a walk from Blessington Village yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathsallagh and Naas. Water sports are available on your doorstep with The Avon sports centre providing sailing, canoeing, windsurfing, and the gateway to the Blessington Greenway walk which leads you to the renowned Russborough House.



DESCRIPTION

Superbly positioned in a quiet cul de sac to the back of the exclusive Ashton Estate, No. 37 is a spacious and extended detached residence offering a well-balanced layout of living and sleeping accommodation, extending to approximately 127 sqm (1367sq. ft) designed with family life in mind. At ground floor level, you are welcomed by a bright entrance hallway with wooden flooring and guest w.c. To the right leads you into the living room which is private and cosy with feature wood fireplace and wood burning stove. On the other side of the hallway is a large study or bedroom 5. To the back of the house lies the open plan kitchen/ dining area overlooking both the side and rear garden with fitted units and sliding doors to rear patio. Upstairs, there are four bedrooms with the master bedroom en-suite. A family bathroom completes the accommodation. The generous attic space in this type of house allows itself to be opened up for further accommodation if the purchaser so wished.



ACCOMMODATION

ENTRANCE HALL	5.81m x 1.93m	With wooden flooring & Guest W.C. & understairs storage.
LIVING ROOM	6.33m x 3.60m	With feature fireplace with wood burning stove, wooden flooring, large bay window & coving.
KITCHEN / BREAKFAST ROOM	6.60m x 2.66m	With country style fitted units, range style cooker with five ring gas hob, bespoke dresser with glass cabinets & storage. Wood & laminate flooring, tiled splashback & door to garden. Archway opening to;-.
DINING ROOM	3.55m x 2.86m	With wooden flooring, sliding patio doors to garden.
STUDY / BEDROOM 5	5.21m x 2.37m	With wooden flooring.
UPSTAIRS		Large landing with double hotpress & attic access.
BEDROOM 1	2.74m x 2.7m	With fitted wardrobes & wooden flooring.
BEDROOM 2	4.26m x 2.88m	With fitted wardrobes & En-Suite.
EN-SUITE	1.94m x 1.48m	With corner shower cubicle, W.C. & W.H.B. Tiled flooring & part tiled walls.
BEDROOM 3	3.37m x 2.87m	With fitted wardrobes & wooden flooring.
BEDROOM 4	2.70m x 2.37m	With fitted wardrobes & wooden flooring.
BATHROOM	2.26m x 1.64m	Fully tiled, with bath, W.C. & W.H.B.
SHED	5.00m x 2.80m	With ESB.







FEATURES & SERVICES

- Extended cobble-lock drive.
- 2 x Side entrance – Gated.
- Rear garden laid in patio and grass with raised beds.
- Detached garage / workshop with ESB connected: 5.00m x 2.80m.
- Gas fired central heating.
- Two side entrances.
- Low maintenance back garden.



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€599,000

BER:

C2

J. P. & M. Doyle Ltd.

Main Street,
Blessington,
Co. Wicklow.
W91 RK28.

CONTACT US

Telephone: 045 865 568

Email: enquiries@jpmdoyle.ie

PSRA: 002264



J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.
- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.

