



## Two/Three Bedroom Semi-Detached Residence

28 Burgage Manor, Blessington, Co. Wicklow, W91 KX44.



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1



99.76 sq.m



(01) 490 3201



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

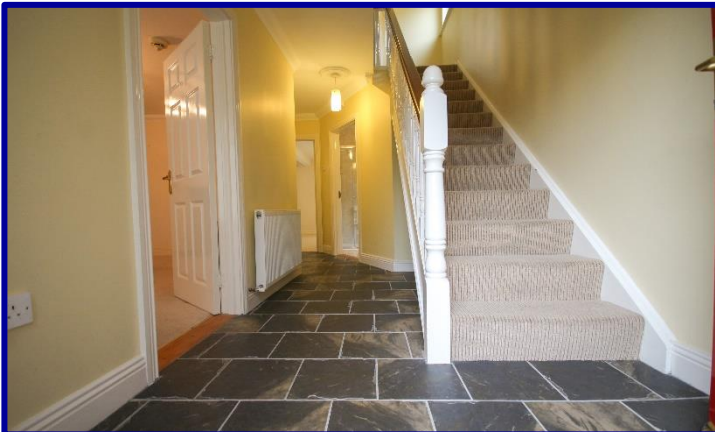
This delightful & tastefully decorated property is located in a mature tree lined cul-de-sac in the prestigious & popular Burgage Manor Development. Located just on the edge of Blessington Village Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin. **Naas:** c. 12km **Citywest:** c. 9 km **Dublin City Centre:** c.28km.

### DESCRIPTION:

Attractive brick fronted, semi detached dormer bungalow. The property is presented for sale in excellent condition, and comprises a well-designed and adapted layout. What originally started out as a three bedroom home has been cleverly turned onto a two bedroom house with large open plan kitchen living dining room. The property extends to c. 99.76 sq. mts/ 1074 sq. ft. with generous living and sleeping accommodation. The décor is neutral in tone and features include porcelain tiled floor which bounces the light in the ground floor, wooden floor in the living room, two large bedrooms with the master bedroom being en-suite. Outside the property lies at the end of a cul de sac and as a result has a large mature garden ot overlooked. There is a covered rear patio area allowing outdoor entertaining in all weathers and the front of the house is also private and not overlooked with a turnabout that doubles as overflow parking. This is a lovely home in walk in condition in a much sought after development, viewing is highly recommended.

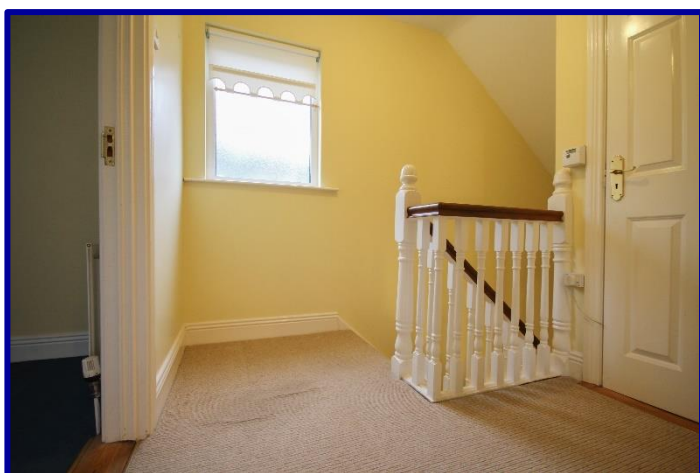
### ACCOMMODATION:

<b>Entrance Hall</b>	5.26m x 2.05m.	With tiled floor.
<b>Shower Room</b>	2.63m x 1.75m.	With shower cubicle, W.C. & W.H.B. Tiled floor & part tiled walls.
<b>Living Room</b>	4.25m x 4.20m.	With feature fireplace & gas fire insert, bay window & coving.
<b>Kitchen</b>	6.17m x 2.86m.	With porcelain tiled flooring, fitted kitchen units, oven & gas hob, fridge/ freezer. Washing machine & dishwasher.
<b>Breakfast Room/ Bedroom 3</b>	4.34m x 3.17m.	With porcelain tiled flooring & sliding doors to covered patio area.





<b>UPSTAIRS</b>	2.08m x 2.02m.	With hotpress.
<b>Bedroom 1</b>	3.73m x 2.17m.	With fitted wardrobe & dressing table. Storage & velux window.
<b>Bedroom 2</b>	5.24m x 3.98m	With fitted wardrobe. Bay window & En-Suite.
<b>En-Suite.</b>	2.32m x 1.23m.	Fully tiled with walk in shower, W.C. & W.H.B. Chrome heated towel rail. Velux window.



## **OUTSIDE:**

- Off Street Parking
- Side entrance
- Private rear garden
- Mature shrubbery
- Covered patio area



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (115579484)**

**PRICE REGION:**

**€310,000**



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**DOYLE**

Established. 1952

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