



Established. 1952
**JP&M
DOYLE**

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FOR SALE

**FOUR BEDROOM BUNGALOW ON
C. 0.5 ACRE/ 0.21 HA.,
NEWTOWN PARK,**



**BLESSINGTON, CO. KILDARE,
W91 W862.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated on the Naas side of Blessington Village on the Wicklow/ Kildare Border and on the doorstep of Deerpark Forest at Glending. The property is within walking distance of Blessington Village and all amenities it has to offer not to mention being in the catchment area for the primary school at Rathmore, Co. Kildare. It is within easy commuting distance of Dublin and surrounds via the N81 and the N7 respectively.

Blessington: c. 2 km. **Naas:** c. 10 km. **Dublin:** c. 33 km.

DESCRIPTION:

Elevated double fronted bungalow with large bay windows to take full advantage of the beautiful views to the front of this property. The bungalow stands on c. 0.5 Acres/ 0.21 Ha and is approached by a gravel drive with ample parking for cars and large lawn areas. The house extends to c. 128 sq. mts./1373 sq. ft and is presented in good condition throughout while being a blank canvas for the purchaser to make their own. The property has oil fired central heating, double glazed, p.v.c windows, solid pine fitted kitchen and solid pine doors throughout. Outside there are foundations laid for a large garage to the side of the property. This is an ideal family home conveniently located close to Blessington Village while still maintaining a sense of country living.

ACCOMMODATION:

Entrance Hall:

1.77m x 2.10m + 9.01m x 1.09m. T Shaped with wooden flooring, inset lighting and attic access.

Living Room:

5.82m x 4.00m. With feature fireplace with open fire, large bay window and double doors to:-

Kitchen/ Breakfast Room:

7.24m x 2.89m. With country style fitted units, integrated fridge freezer, eye level double oven, hob, tiled flooring & splashback, spotlighting and patio doors to the gardens.

Utility Room:

1.97m x 1.89m. Plumbed for washing machine, fitted units and door to the back garden.





Bedroom 1 (Front):

2.88m x 2.52m. With wooden flooring.

Bedroom 2 (Front):

2.88m x 2.53m. With wooden flooring.

Bathroom:

2.87m x 2.43m. With shower cubicle, electric shower, w.c., w.h.b. and fully tiled.

Bedroom 3 (Back):

4.02m x 2.89m. With wooden flooring.

Bedroom 4 (Front):

4.60m x 4.01m. With large bay windows, wooden flooring and en-suite.

Ensuite:

2.80m x 1.07m. With large shower cubicle, w.c., w.h.b. and fully tiled.



OUTSIDE:

- Large drive.
- Gardens extending to c. 0.5 Acre/ 0.21 Ha.
- Stud fencing to the front of the property.
- Foundations laid for detached garage.

SERVICES:

- Water: Shared Well/ Mains Water Accessible (subject to connection).
- Sewage: Septic Tank.
- Heating: Oil Fired Central Heating.



VIEWING:

By Appointment Only

BER RATING:

D1 (111936365)

PRICE REGION:

€359,000



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