



Established. 1952  
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**FOR SALE**

# THREE BED SEMI DETACHED RESIDENCE 53 WESTPARK,



**BLESSINGTON, CO. WICKLOW,  
W91T9X3.**

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

**(045) 865 568**

## **LOCATION:**

Situated in this quiet, mature cul-de-sac development, on the Blessington/ Naas Road, just a stroll from Blessington village. The village itself boasts a host of amenities including shops, schools, public houses, churches, water sports and many activities on the Blessington Lakes, not to mention the Blessington Town Centre. It is also just a short commute to Dublin and surrounding areas.

**Dublin:** c. 18 miles. **Naas:** c. 6 miles.

## **DESCRIPTION:**

Well presented three bedroom semi detached residence in a most convenient location. The property has been lovingly cared for and upgraded and extends to c. 90 sq. mts/ 970 sq. ft. It has a host of attractive features including off street parking, pvc double glazed windows throughout, open plan living room/ dining room with opening to attractive maple shaker kitchen. The rear garden is surprisingly large and very private having been professionally landscaped with a low maintenance design making the most of its southerly aspect. This is a lovely home in excellent condition and is located in a much sought after mature development just a stroll from Blessington Village.

## **ACCOMMODATION:**

### **Entrance Hall:**

3.63m x 1.91m. With wooden floor and understairs storage.

### **Living/ Dining Room:**

7.92m x 3.69m. With wooden floor and feature open fireplace with back boiler, opening to:

### **Kitchen:**

3.86m x 2.41m. With fitted shaker units, tiled floor and splashback and integrated fridge freezer.



**Upstairs:**

Landing with hotpress and attic access.

**Bathroom:**

1.99m x 1.98m. With bath, w.c., w.h.b., part tiled walls and glass shower screen.

**Bedroom 1:**

3.60m x 3.52m. With fitted wardrobes and wooden floor.

**Bedroom 2:**

3.59m x 3.23m. With wooden floor.

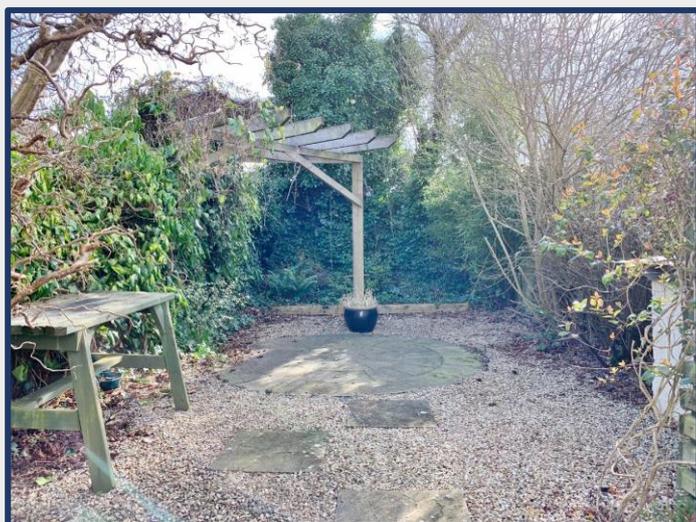
**Bedroom 3:**

2.39m x 2.13m. With wooden floor.



## **OUTSIDE:**

- Off street parking
- Front garden
- Side entrance
- Walled rear garden, professionally landscaped with large patio area and low maintenance stone and paving.
- Barna shed



## **VIEWING:**

By Appointment Only

## **BER RATING:**

D2 (111580148)

## **PRICE REGION:**

€290,000



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