



# No. 57 Burgage Manor

| Blessington | Co. Wicklow | W91 C653 |



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109 sq.m



(045) 865 568



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## For Sale by Private Treaty

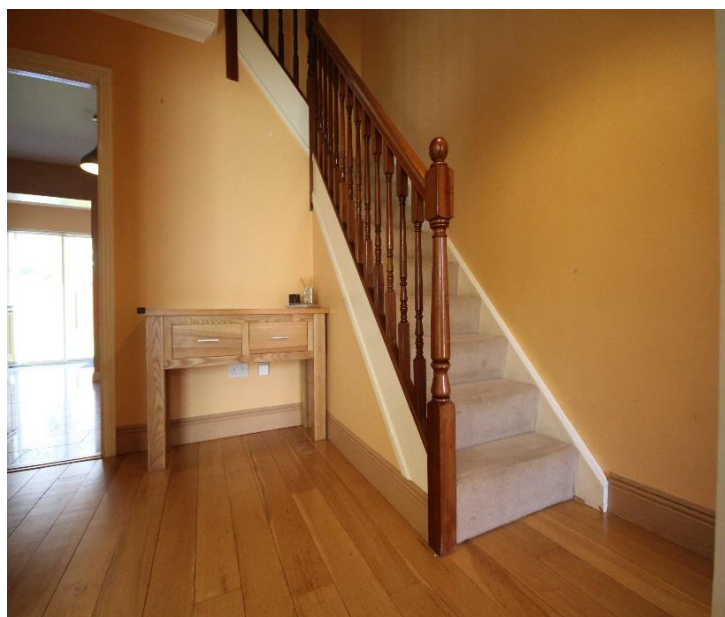
### LOCATION

No. 57 Burgage Manor is positioned to the back of this mature cul-de-sac development of detached and semidetached homes on the edge of Blessington Town within walking distance of all amenities including shops, schools and churches. Blessington is situated on the N81 with a good bus service to Dublin and a host of amenities on your doorstep including water sports on the nearby Blessington Lakes, hill walking, golf, horse riding and much more. The town is served by a variety of shops and supermarkets not to mention the many pubs and eateries and is within an easy commute distance of surrounding villages and towns such as of Naas, Newbridge, Tallaght and Citywest.

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

### ACCOMMODATION:

<b>Entrance Hall</b>	5.60m x 2.44m	With wooden flooring.
<b>Living Room</b>	4.48m x 4.03m	With marble fireplace with wood burning stove & bay window. Coving.
<b>Kitchen / Dining Room</b>	5.74m x 5.33m	With solid oak shaker style kitchen units, porcelain tiled flooring, tiled splashback. Oven + hob, fridge, freezer, sliding door to rear garden. Door to walk in pantry / understairs storage.



## **DESCRIPTION:**

This three-bedroom B3 rated, semidetached house is very well laid out with inviting entrance hall with double doors opening into the living room. The kitchen to the back is generous in size with porcelain tiled flooring, solid oak units and patio doors to the garden. Upstairs the bedrooms are all well-proportioned with fitted wardrobes in two of the bedrooms and the master bedroom spanning the front of the house with its own en-suite. The bathroom is fully tiled with jacuzzi bath. Outside there is off street parking, side entrance and large rear garden complete with barna storage shed. This is a fine house in a lovely estate, early viewing advised.

## **ACCOMMODATION:**

<b>W.C</b>	1.93m x 1.00m	Fully tiled with W.C & W.H.B.
<b>UPSTAIRS</b>		Landing & hotpress. Attic access.
<b>Bedroom 1</b>	2.69m x 2.30m	
<b>Bedroom 2</b>	3.40m x 2.57m	With fitted wardrobes.
<b>Bathroom</b>	2.32m x 2.05m	With jacuzzi bath, W.C & W.H.B, fully tiled.
<b>Bedroom 3 Master</b>	5.34m x 3.27m	With wooden flooring, fitted wardrobes & en-suite.
<b>En-Suite</b>	1.79m x 1.67m	Fully tiled with shower cubicle, W.C & W.H.B.





#### OUTSIDE/FEATURES:

- Property located in a quiet cul de sac.
- Off street parking.
- Side entrance.
- large rear garden.
- Barna shed.
- New gas boiler (c. 5 years old)
- Wood burning stove.
- Oak flooring.
- Porcelain tiled flooring.
- Oak shaker style kitchen.
- Fully tiled bathroom & en-suite.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**B3**

**PRICE REGION:**

**€389,000**



**JP&M**  
**DOYLE**

Established. 1952

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**PSRA Licence: 002264**

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