



Three bedroom Semi Detached Residence

11 Kilmalum Close

Blessington, Co. Wicklow, W91 N2Y4



91.34 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

Blessington Manor is located just off the N81 and within a few minutes walk from the bustling village of Blessington which has an abundance of pubs, eateries, churches and schools. Blessington has kept its country feel yet has been greatly enhanced in recent years with the Town Centre Development which incorporates various retail outlets including Dunnes Stores. The larger towns of Naas, Newbridge and Tallaght are also easily accessible via the N7 or N81.

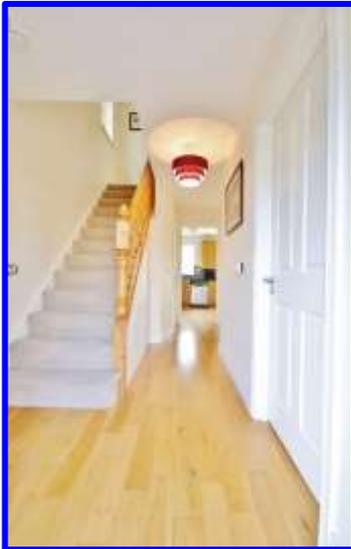
Naas: c. 12Km **Dublin City Centre:** c.28Km

DESCRIPTION:

Delightful three bedroom semi detached residence built c. 13 years, located in the popular and much sought after Blessington Manor development. The property is located in a small cul de sac of similar type properties with large green area. Internally the property is extremely bright with neutral décor throughout which would satisfy many tastes. The bathrooms and guest toilets in this home have been completely redecorated and revamped with contemporary tiling and sanitaryware. Outside the gardens have both been professionally landscaped with artificial grass making it completely low maintenance while looking perfectly looked after all year round. This is a beautiful property in excellent condition and would make an ideal family home. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hall	4.99m x 2.08m.	Wooden Flooring, Understairs smart storage & Guest WC..
Living Room	4.94m x 3.77m.	Feature stone fireplace & gas fire inset, wooden flooring & double doors to Kitchen/ Dining.
Kitchen/ Dining	4.8m x 3.33m.	Solid slider kitchen units, oven & hob, fridge freezer, dishwasher, wooden flooring & sliding patio doors to garden.
Landing		Hotpress & Attic access.

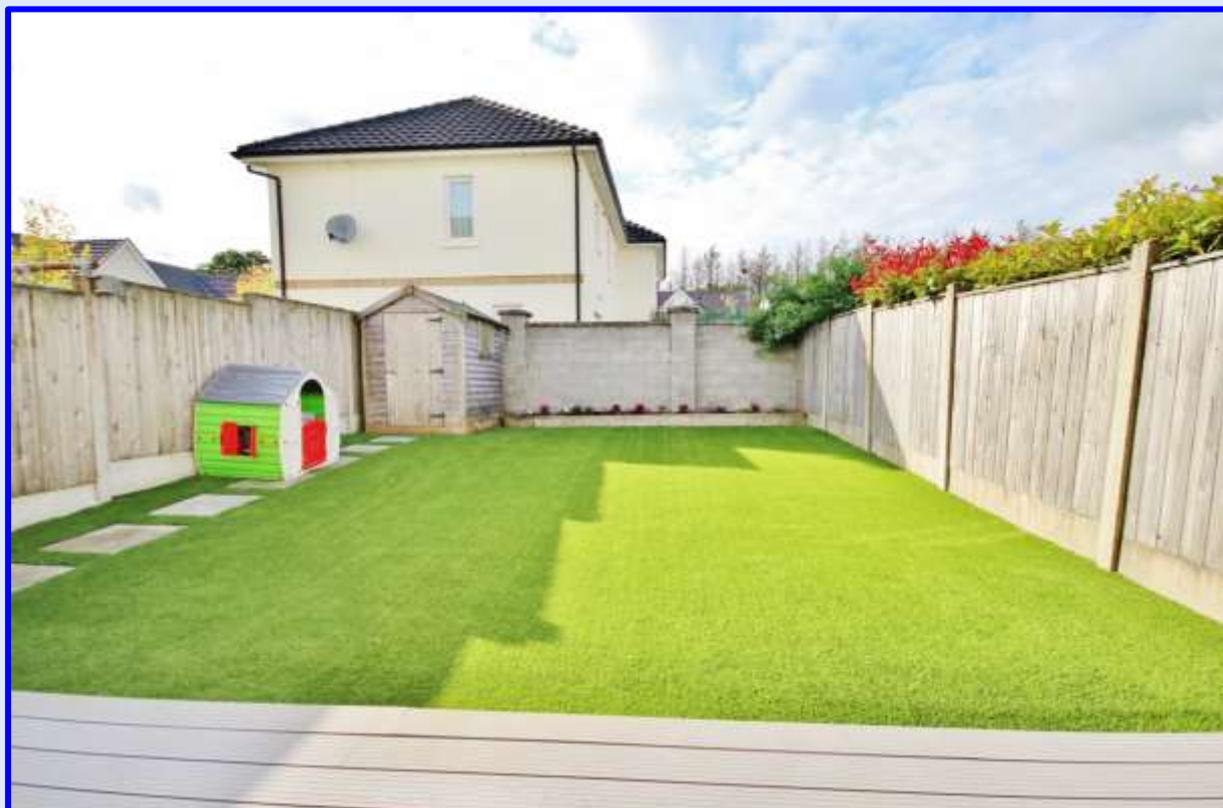


Bedroom 1	2.96m x 2.02m.	Fitted wardrobe
Bedroom 2	2.99m x 3.24m.	Fitted wardrobe
Bedroom 3	3.29m x 3.24m.	Fitted wardrobe + En-suite
En-Suite	2.48m x 1.23m.	Fully Tiled of superior tiling & electric shower
Bathroom	2.07m x 2.07m.	Fully tiled of contemporary tiling, with bath and glass shower screen, rainfall shower head, WC, WHB, vanity unit & heated towel rail.



OUTSIDE

- Off Street Parking.
- Artificial grass front lawn.
- Rear Garden with composite decking area & Artificial grass.
- Barne shed.
- Alarm.
- Side Entrance



VIEWING:

BY APPOINTMENT ONLY

BER:

B3 (112596408)

PRICE REGION:

€319,000



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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