



5 KILMALUM ROAD

BLESSINGTON, CO. WICKLOW, W91 H950



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c. 106 sq.m



(045) 865 568



www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

This family home is located on the Kilmalum Road in the much sought after development of Blessington Abbey, on the edge of Blessington village. Local amenities include schools, shops, churches, Blessington Lakes, golf clubs and various other sporting activities. The Gaelscoil is a short walk and the Blessington Town Centre provides a wide range of shops and other facilities.

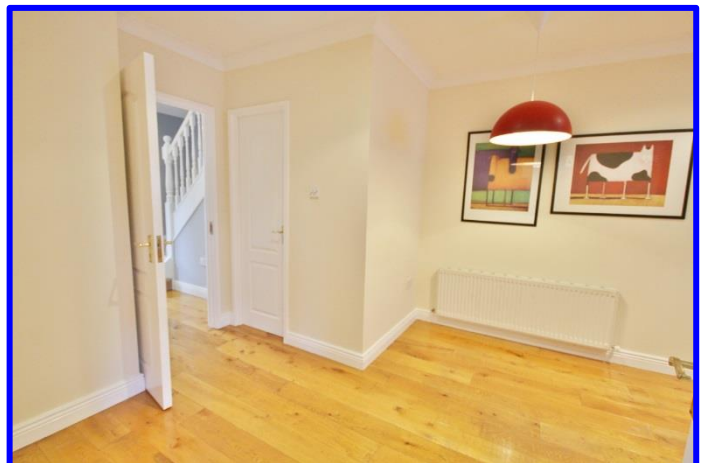
Naas: c. 6 miles. **Dublin:** c. 18 miles.

DESCRIPTION:

This attractive brick fronted property has come to the market in excellent condition throughout. The property extends to c. 106 sq.m/ 1146 sq. ft. and is bright and spacious with well laid out accommodation. This property is tastefully decorated and has a host of attractive features including, solid wood floors, built in shelving units in living room and dining room, neutral colour palette throughout, gas fired central heating, modern fitted kitchen, three double bedrooms, fitted wardrobes in all bedrooms, utility room and attractive tiling in en-suite and bathroom. The property benefits from a professionally landscaped rear garden with a large patio area.

ACCOMMODATION:

Entrance Hall	3.96m x 1.38m	With wooden flooring and guest w.c.
Living Room	4.31m x 3.69m	With wooden flooring, feature open fireplace with wood and metal surround, built in shelves in alcoves and double doors to:
Dining Room	3.66m x 2.82m	With wooden flooring, sliding patio doors to rear garden and double doors to:
Kitchen	6.62m x 3.11m	With shaker style fitted units, integrated fridge freezer, wooden flooring and utility room.
Utility Room		With shelves and plumbed for washing machine.



Upstairs

Bedroom 1

2.92m x 2.74m

Landing with hotpress and attic access.

With solid wood flooring and fitted wardrobes.

Bedroom 2

3.93m x 3.06m

With solid wood flooring and fitted wardrobes.

Bedroom 3

3.71m x 3.25m

With feature bay window, solid wood flooring, fitted wardrobes and en-suite.

En-Suite

2.67m x 1.04m

Fully tiled with shower, w.c. and w.h.b.

Bathroom

2.02m x 1.97m

With bath with telephone shower, wood panelling, tiled floor, w.c., w.h.b., large mirror with lights and glass shelf and wall mounted storage unit.



OUTSIDE:

- Concrete drive
- Side entrance
- Rear patio area
- Stepped garden



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (108847757)

PRICE REGION:

€320,000



**JP&M
DOYLE**

Established. 1952

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