

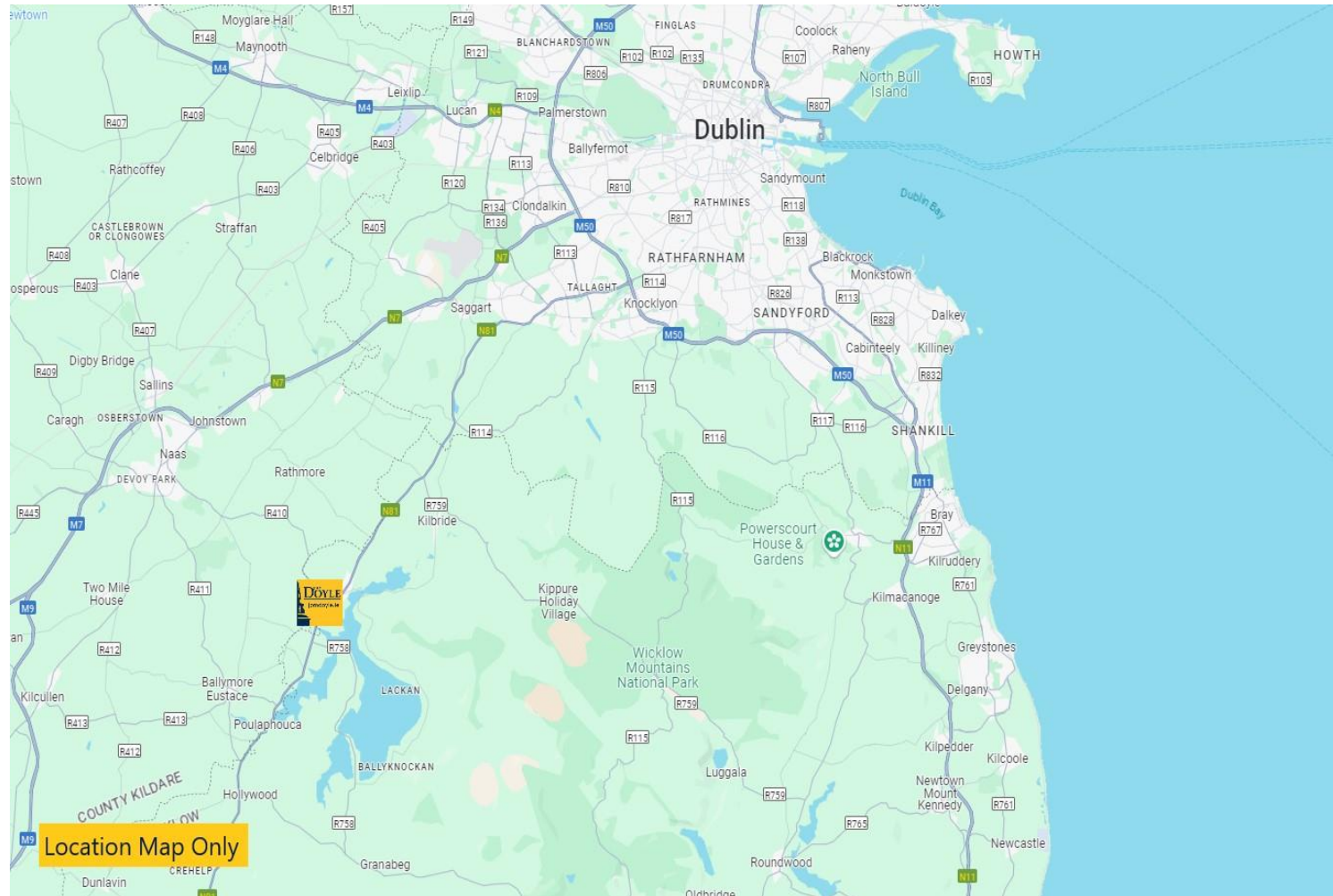


NO. 8 MILLTOWN GATE  
BLESSINGTON | CO. WICKLOW | W91 R6P7

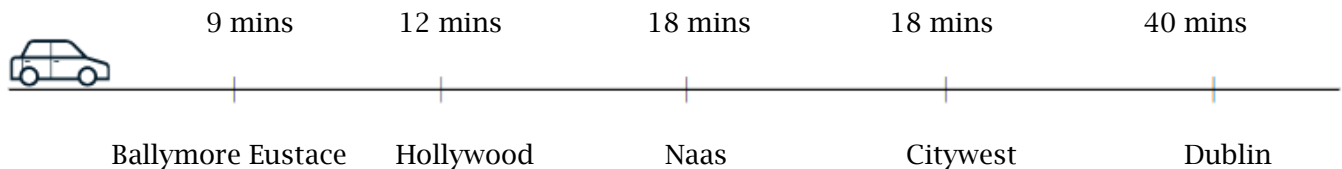
FOR SALE BY PRIVATE TREATY

# LOCATION

Milltown Gate is located just on the edge of Blessington Village. It's a walk from the beautiful Blessington Lakes yet easily accessible to Citywest, M50 & Dublin City Centre. Blessington is a commuter town with an abundance of pubs, eateries, churches and schools. It has kept its country feel yet it has been enhanced in recent years by the Town Centre Development incorporating various retail outlets including Dunnes Stores. For the sports enthusiast there is a good supply of golf courses nearby including South Dublin, Slade Valley, Tulfarris, Rathsallagh and Naas. Water sports are available on your doorstep with The Avon sports centre providing sailing, canoeing, windsurfing, not to mention guest holiday accommodation, restaurant and bar.

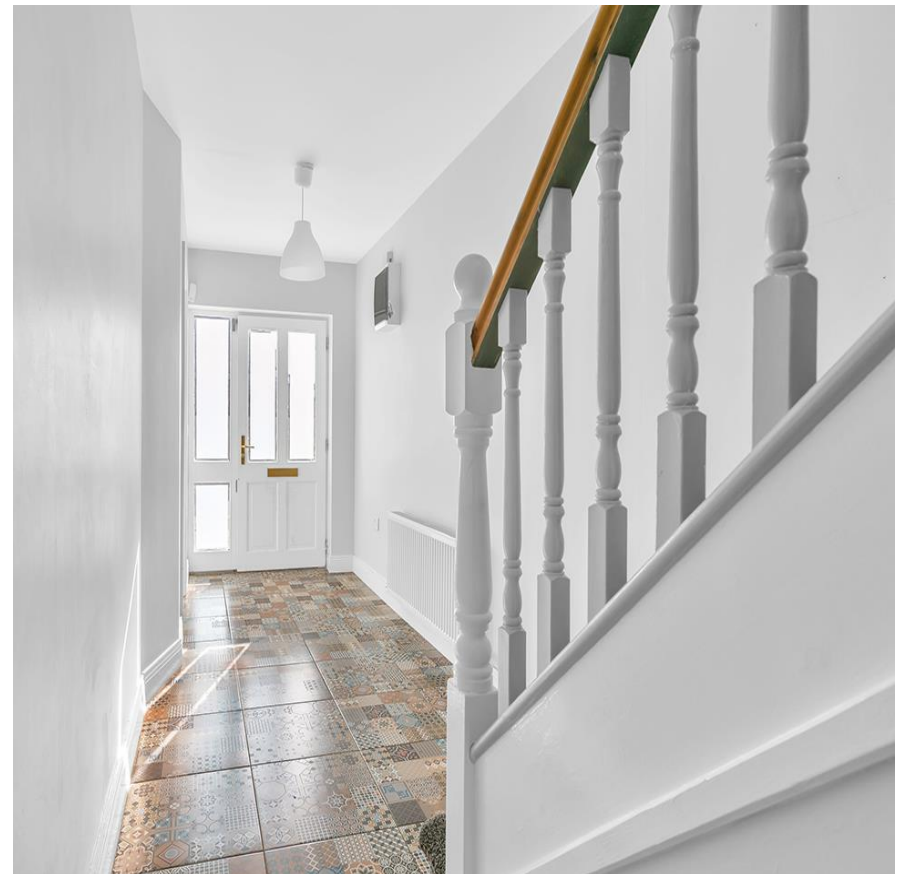


Naas: c. 13.5 kms.  
Citywest: c. 17.2 kms.  
Dublin: c. 37.7 kms.



# DESCRIPTION

Tastefully decorated No.8 is a beautiful home in excellent condition. The property extends to c. 104 sq.mts / 1,120 sq.ft. and is an energy efficient B1 Rating. The bright tiled hallway with large guest W.C. leads through to the open plan kitchen / dining room and creates a great sense of space. The kitchen has plenty of storage and is a bright space to cook and entertain. Double doors lead to a cosy and inviting living room with bay window that overlooks the front drive. The bedrooms are all fitted with built in wardrobes and the bathrooms are beautifully tiled. With natural gas central heating the property is backed up with solar panels which heat the water. This is a beautiful estate, and the sale of No. 8 provides a unique opportunity to acquire a turnkey property which will appeal to any discerning purchaser. Viewing of this property will not disappoint!

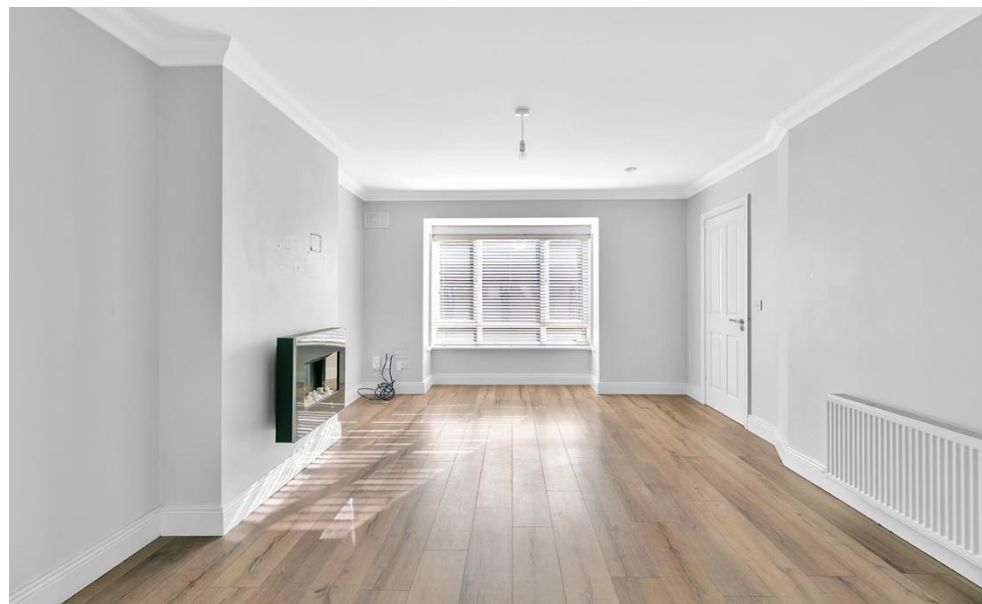
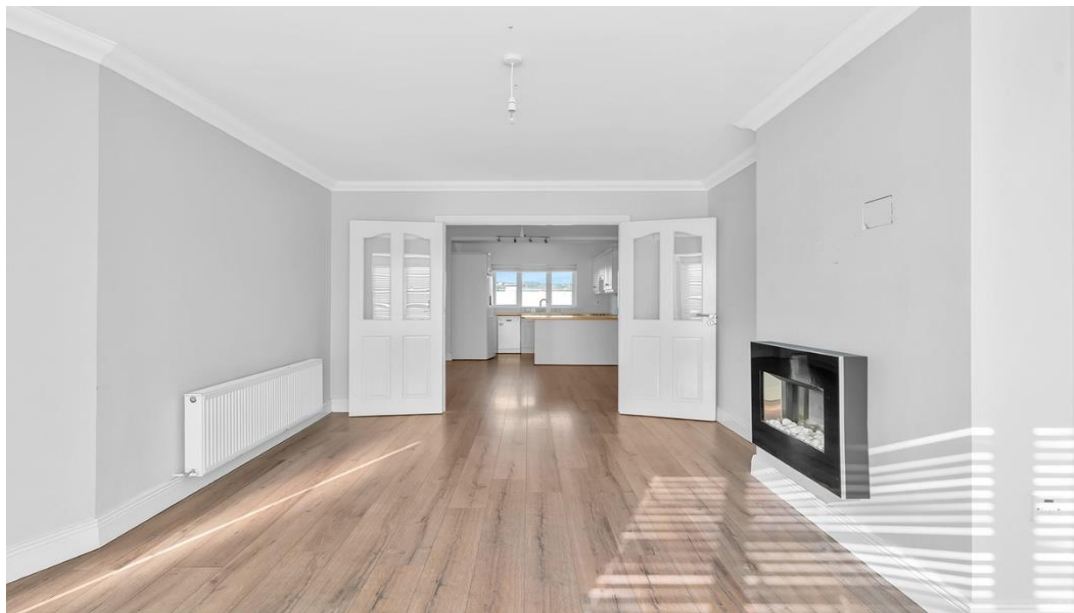


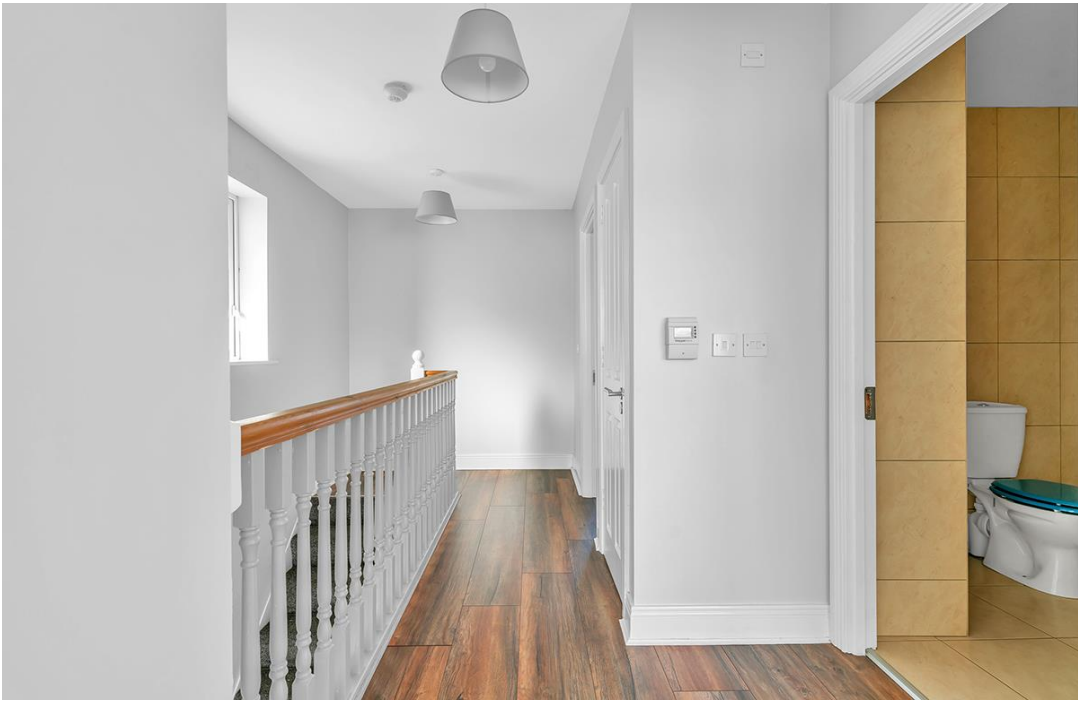
# ACCOMMODATION

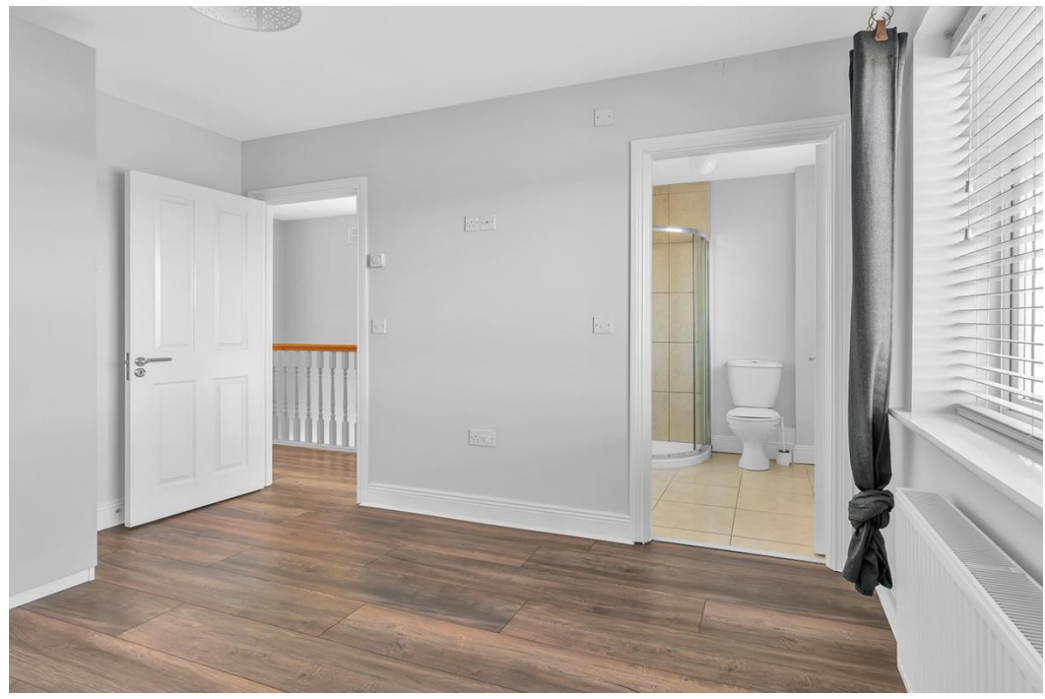
ENTRANCE HALL	6.16m x 1.73m	
LIVING ROOM	4.84m x 3.62m	With electric fireplace, wooden flooring & double doors to;-.
KITCHEN / DINING ROOM	5.79m x 3.52m	With country style fitted kitchen units, oven & hob, dishwasher. Belfast style double sink, breakfast bar & wooden flooring.
UTILITY ROOM	1.07m x 1.03m	Plumbed for washing machine
GUEST W.C.	1.69m x 1.47m	With tiled floor, W.C & W.H.B.
BEDROOM 1	3.63m x 3.24m	With wooden flooring & fitted wardrobes.
BATHROOM	2.49m x 1.85m	Fully tiled with bath with glass shower screen, W.C & W.H.B.
BEDROOM 2	3.31m x 3.08m	With wooden flooring & En-Suite.
EN-SUITE	2.00m x 1.62m	With corner shower cubicle, W.C & W.H.B.
BEDROOM 3	3.31m x 3.17m	



# GALLERY







# OUTSIDE & SERVICES

- Cobble-Lock front drive.
- Off street parking for two cars.
- Side Entrance.
- Rear garden, walled.
- Barna shed.
- Patio area.
- Solar panels .
- Gas Fired Central Heating.
- Fibre broadband.
- ESB.
- EZ- Charger.





## VIEWING:

**By Appointment Only**

## PRICE REGION:

**€410,000**

**BER: B1 (104981162)**

## SELLING AGENT:

J. P. & M. Doyle Ltd.  
Main Street,  
Blessington,  
Co. Wicklow.  
W91 RK28.

## CONTACT US

Telephone: 045 865 568  
Email: [enquiries@jpmdoyle.ie](mailto:enquiries@jpmdoyle.ie)



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