





Detached Bungalow On c. 0.75 Acre / 0.3 Ha  
Tulfarris | Blessington | Co. Wicklow | W91 E8F2



111.5sq.m

 (045) 865 568

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

## For Sale by Private Treaty

### LOCATION

The property is located in this most scenic setting within easy commuting distance of Dublin overlooking the beautiful Tulfarris Golf Course on a quiet country road (R758), The villages of Valleymount, Ballymore Eustace and Blessington are all within easy access to the property. There are a host of amenities close by including Golfing, Horse Riding, Fishing & Sailing all on your doorstep.

**N81/POULLAPHOUCA:** 3 km.    **VALLEYMOUNT:** c. 3.5km.    **BLESSINGTON:** 8km.

### ACCOMMODATION:

<b>ENTRANCE PORCH:</b>	1.68m x 1.50m	With tiled floor.
<b>HALLWAY:</b>	5.62m x 1.19m	With tiled floor.
<b>LIVING ROOM:</b>	4.97m x 4.00m	With wood burning stove.
<b>KITCHEN:</b>	3.79m x 3.36m	With fitted kitchen units & hotpress.

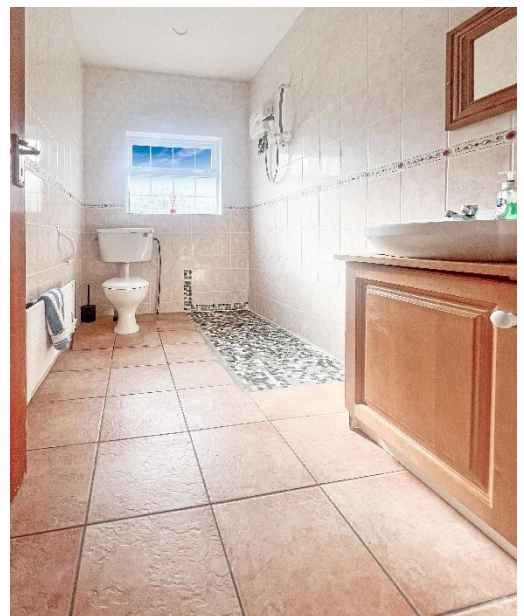


## **DESCRIPTION:**

Detached three-bedroom bungalow standing elevated on this mature site of c. 0.75 acres / 0.3 Ha, commanding exceptional views of the surrounding countryside in this most convenient location. Built in the late 70's the property is in good condition throughout but would benefit from some modernising to make the most of it. There is plenty of scope to extend if the purchaser so wished. The accommodation is well laid out with the living areas to one side of the house and the bedrooms to the other. The gardens are beautiful with a winding pebble drive and mature shrubbery which offers huge potential to the garden enthusiast.

## **ACCOMMODATION:**

<b>SUNROOM:</b>	7.87m x 2.79m	With tiled flooring.
<b>BEDROOM 1:</b>	3.36m x 2.67m	With fitted wardrobes & wooden flooring.
<b>BEDROOM 2:</b>	3.36m x 3.81m	With wooden flooring.
<b>WET ROOM:</b>	2.82m x 1.61m	With walk in shower, W.C & W.H.B. Fully tiled.
<b>BEDROOM 3:</b>	3.8m x 3.37m	With fitted wardrobes & wooden flooring.



### **OUTSIDE:**

Gardens extending to c. 0.75 acre / 0.3 Ha.

Gravel drive.

Stud fencing.

Detached garage/workshop.

### **SERVICES:**

Water: Private Well.

Sewage: Septic Tank.

Oil Fired central heating.



**VIEWING:**

**BY APPOINTMENT ONLY.**

**BER:**

**D2**

**PRICE REGION:**

**€450,000**



Established. 1952  
**JP&M  
DOYLE**

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**PSRA Licence: 002264**

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