



No. 121 Burgage Manor

| Blessington | Co. Wicklow | W91 RX36 |




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125.3sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION

This attractive brick fronted property is located in a mature tree lined cul-de-sac in the prestigious & popular Burgage Manor Development. Located just on the edge of Blessington Village, Burgage Manor is convenient to all amenities that Blessington has to offer and is easily accessible to the larger areas of Naas and Dublin.

Citywest: c.9 Km Naas: c. 12Km Dublin City Centre: c. 28Km.

ACCOMMODATION:

Entrance Hall	6.49m x 1.86m	With wooden flooring & guest W.C.
Living / Dining Room	9.35m x 4m	With large bay window, feature fireplace with gas fire in stove, wooden flooring, coving, opening to;
Sunroom	3.06m x 1.69m	With wooden flooring, velux window & door to rear garden.
Kitchen / Breakfast Room	5.01m x 2.67m	With maple shaker kitchen units, integrated dishwasher & fridge, oven, hob, tiled floor & splashback.

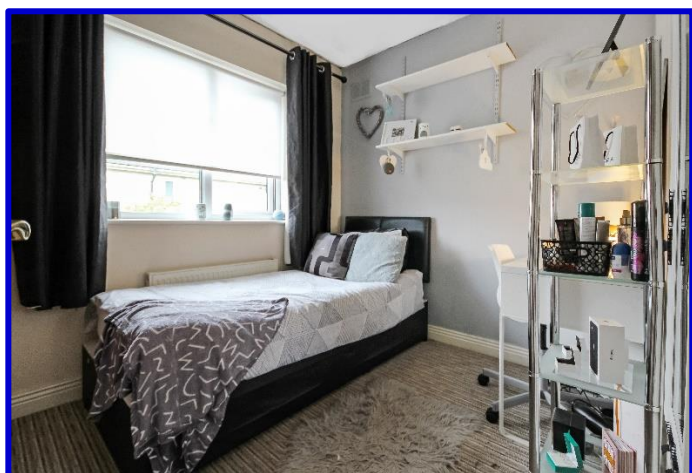


DESCRIPTION:

Four-bedroom, two storey, semi-detached residence extending to c. 126.48 sq.m / 1361 sq.ft. The property is in good condition throughout. The décor is neutral in tone throughout and features include large bright open plan living/dining room, gas fired central heating, wooden flooring throughout downstairs, separate utility room, quality tiling in bathroom and en-suite. All bedrooms are generous in size with fitted wardrobes in three bedrooms with the master bedroom being en-suite. The property is not overlooked to the front with a large green area, communal parking, and mature trees. There is a good-sized rear garden which is fully tiled being very low maintenance. It has a wooden shed and side entrance. This is a lovely home in a much sought after development.

ACCOMMODATION:

Utility Room	1.43m x 1.41m	Plumbed for W.C. fully tiled.
UPSTAIRS		
Landing		With hotpress & attic access.
Bedroom 1	2.99m x 2.25m	
Bedroom 2 (Master)	4m x 3.07m	With fitted wardrobes, bay window & en-suite.
En-Suite	1.98m x 1.55m	With corner shower cubicle, W.C & W.H.B, fully tiled.
Bedroom 3	3.55m x 2.91m	With fitted wardrobes.
Bedroom 4	3.04m x 2.31m	With fitted wardrobes.
Bathroom	2.15m x 1.67m	With bath, W.C, W.H.B, tiled floor & part tiled walls.



OUTSIDE:

- Property overlooks green area.
- Front Drive.
- Side entrance.
- Walled Rear Garden.
- Fully paved rear garden.
- Barna shed.



VIEWING:

BY APPOINTMENT ONLY.

BER:

B3 (110399763)

PRICE REGION:

€449,000.



JP&M
DOYLE

Established. 1952

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PSRA Licence: 002264

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